September 2024 | Initial Study/MND

YUCCA VALLEY COMMUNITY CENTER ATHLETIC FACILITY PROJECT

Town of Yucca Valley

Prepared for:

Town of Yucca Valley
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PLACEWORKS

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Abbreviations and Acronyms

AADF	Annual Average Daily Flow
AAQS	Ambient Air Quality Standards
AB	Assembly Bill
ADA	Americans with Disabilities Act
ANSI	American National Standards Institute
APN	Assessors Parcel Number
AQMP	Air Quality Management Plan
BAAQMD	Bay Area Air Quality Management District
BMP	Best Management Practices
CAFE	Corporate Average Fuel Economy
CalEEMod	California Emissions Estimator Model
CalGreen	California Green Building Standards Code
CalRecycle	California Department of Resources Recycling and Recovery
Caltrans	California Department of Transportation
CARB	California Air Resources Board
CBC	California Building Code
CC-L	Civic Center-Library
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CDC	California Department of Conservation
CDFW	California Department of Fish and Wildlife
CDWR	California Department of Water Resources
CGP	Construction General Permit
CGS	California Geological Survey

Abbreviations and Acronyms

CH4	Methane
C-MU	Commercial-Mixed-Use
CNEL	Community Noise Equivalent Level
CNPS	California Native Plant Society
CO	Carbon Monoxide
CO2	Carbon Dioxide
CRRWQCB	Colorado River Regional Water Quality Control Board
dBA	Decibels A
DOC	Department of Conservation
DTSC	Department of Toxic Substances Control
EIR	Environmental Impact Report
EOC	Emergency Operations Center
EPA	Environmental Protection Agency
FAR	Foot Area Ratio
FEMA	Federal Emergency Management Agency
FESA	Federal Endangered Species Act
FHSZ	Fire Hazard Severity Zone
FHWA	Federal Highway Administration
FMMP	Farmland Mapping and Monitoring Program
FTA	Federal Transit Administration
GHG	Greenhouse Gases
HDWD	Hi-Desert Water District
HCP/NCCP	Habitat Conservation Plan/Natural Community Conservation Planning
HES	Hernandez Environmental Services
HMP	Hazard Mitigation Plan

Abbreviations and Acronyms

IPCC	Intergovernmental Panel on Climate Change
IS	Initial Study
ITE	Institute of Transportation Engineers
LCFS	Low Carbon Fuel Standards
LHMP	Local Hazards Mitigation Plan
LOS	Levels of Service
LRA	Local Responsibility Area
MBMI	Morongo Band of Mission Indians
MBTA	Migratory Bird Treaty Act or Morongo Basin Transit Authority
MDAB	Mojave Desert Air Basin
MDAQMD	Mojave Desert Air Quality Management District
MGD	Million Gallons per Day
MHDR	Medium High Density Residential
MND	Mitigated Negative Declaration
MRZ	Mineral Resources Zone
MU	Mixed Use
MUSD	Morongo Unified School District
N2O	Nitrous Oxide
NOx	Nitrogen Dioxide
NPDES	National Pollutant Discharge Elimination System
NPS	National Park Service
NRCS	Natural Resources Conservation Service
O3	Ozone
OHP	Office of Historic Preservation
OPR	Office of Planning and Research

Abbreviations and Acronyms

P/QP	Public/ Quasi-Public
PM2.5	Fine Inhalable Particulate Matter
PM10	Coarse inhalable Particulate Matter
ppm	Parts Per Million
PPV	Peak Particle Velocity
PRC	Public Resource Code
Q	General Rock Types
RCNM	Roadway Construction Noise Model
RM	Multi-Family Residential
RPS	Renewable Portfolios Standard
RTP	Regional Transportation Plan
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SCAG	Southern California Association of Governments
SO2	Sulfur Dioxide
SBCFD	San Bernadino County Fire Department
SBCSD	San Bernadino County Sheriff's Department
SCE	Southern California Edison
SCS	Sustainable Communities Strategy
SF6	Sulfur Hexafluoride
SMARA	Surface Mining and Reclamation Act
SRA	State Responsibility Area
ST	Short Term Location
SWP	State Water Project
SWPPP	Stormwater Pollution Prevention Plan

Abbreviations and Acronyms

SWRCB	State Water Resources Control Board
TPA	Transit Priority Area
TYV	Town of Yucca Valley
USACE	United States Army Corps of Engineers
USEPA	United States Environmental Protection Agency
USCB	United States Census Bureau
USDA	United States Department of Agriculture
USFW	United States Fish and Wildlife Service
UWMP	Urban Water Management Plan
VHFHSZ	Very High Fire Hazard Severity Zone
VMT	Vehicle Miles Traveled
VOCs	Volatile Organic Compounds
VWT	Vehicle Miles Traveled
WEAP	Worker Environmental Awareness Program
WJT	Western Joshua Tree
WJTMF	Western Joshua Tree Management Fund
WQMP	Water Quality Management Plan
WRCOG	Western Riverside Council of Governments
WUI	Wildland Urban Interface
WVBW	Warren Valley Basin Watermaster
YSMN	Yuhaaviatam of San Manuel Nation
YVTC	Yucca Valley Town Code

Abbreviations and Acronyms

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1. Introduction

The Town of Yucca Valley is the lead agency and project applicant for the Yucca Valley Community Center Athletic Facility project (Proposed Project). The Proposed Project includes the construction of pickleball courts, basketball courts, shaded seating areas and bleachers, restroom building, fencing and landscaping; expansion of the parking lot; and reconstruction of the skate park. See Section 1.3, Project Description, for a detailed description of the Proposed Project.

In compliance with the California Environmental Quality Act (CEQA), the Town of Yucca Valley, as lead agency, is preparing the environmental documentation for the Proposed Project to determine whether approval of the requested discretionary actions and subsequent development would have a significant impact on the environment. As defined by Section 15063 of the CEQA Guidelines, an Initial Study is prepared primarily to provide the lead agency with the information to use as the basis for determining whether and environmental impact report, negative declaration, or mitigated negative declaration (MND) would provide the necessary environmental documentation and clearance for the Proposed Project. This Initial Study has been prepared to support the adoption of an Initial Study (IS)/MND.

1.1 PROJECT LOCATION

The Proposed Project is located at 57090 29 Palms Highway in the Town of Yucca Valley (Town), San Bernardino County, California. The project site is on one parcel with assessor parcel number (APN) 0595-36-127. The project site is part of the Yucca Valley Community Center and is located at the north side of the Yucca Valley Community Center. See Figure 1, *Regional Location*.

1.1.1 Local and Regional Access

Regional access to the project site is via 29 Palms Highway (SR-62), which runs west-east through the Town, and Old Woman Springs Road (SR-247), which runs in a north to south direction at the northern half of the Town (see Figure 2, *Local Vicinity*). State Route 62 and SR-247 are approximately 0.20 and 0.25 miles away from the project site, respectively. Locally, the project site is served by the local street grid system, and can be accessed by both Antelope Trail, which leads into the Community Center's southern parking lot, and Dumosa Avenue, which leads to the project site (see Figure 3, *Aerial Photograph*).

Basin Transit services bus stops near the project site, including bus stops located along SR-62 and one bus stop, known as "Antelope Trail & Barberry (Town Hall)", in the south parking lot of the Yucca Valley Community Center. The nearest bus stop on SR-62 is near the intersection of SR-62 and Dumosa Avenue, approximately 640 feet from the project site. Along SR-62, Basin Transit operates two routes – 1 and 7A. Basin Transit operates one route at the Antelope Trail & Barberry (Town Hall) bus stop – 7A.

1.2 ENVIRONMENTAL SETTING

1.2.1 Existing Land Use

The approximately 4.5-acre project site is part of the Yucca Valley Community Center; it includes largely undeveloped but disturbed land. The areas that are disturbed include a skate park and two hardtop basketball courts on the project site's west side, an existing parking lot, driveway, and drive aisle on the south side, and an approximately 1,300 square foot storage building and temporary storage containers on the east side. Attendees and vehicles associated with the existing Yucca Valley Community Center regularly use and transverse the project site. The disturbed, undeveloped portions of the project site include trees and non-native vegetation, including the presence of Joshua Tree (*Yucca breifolia*), Mediterranean Grass (*Schismus barbatus*), Cheatgrass (*Bromus tectorum*), red stemmed filaree (*Erodium cicutarium*), desert globemallow (*Sphaeralcea ambigua*), and Jerusalem thorn (*Parkinsonia aculeata*) (HES 2024). Wildlife species documented on the project site or within the vicinity of the site include the cactus wren (*Campylorhynchus brunneicapillus*), common Raven (*Corvus corax*), desert iguana (*Dipsosaurus dorsalis*), house finch (*Haemorhous mexicanus*), and house sparrow (*Passer domesticus*). No sensitive wildlife species were observed on the project site; however, one species of sensitive plant species, the Western Joshua tree, was observed (HES 2024a). See Figure 3 and Figure 4, *Photographs of Project Site*.

Morongo Basin residents are currently the primary users of existing recreational facilities in the region including the Community Athletic Center.

1.2.2 Existing Zoning and General Plan

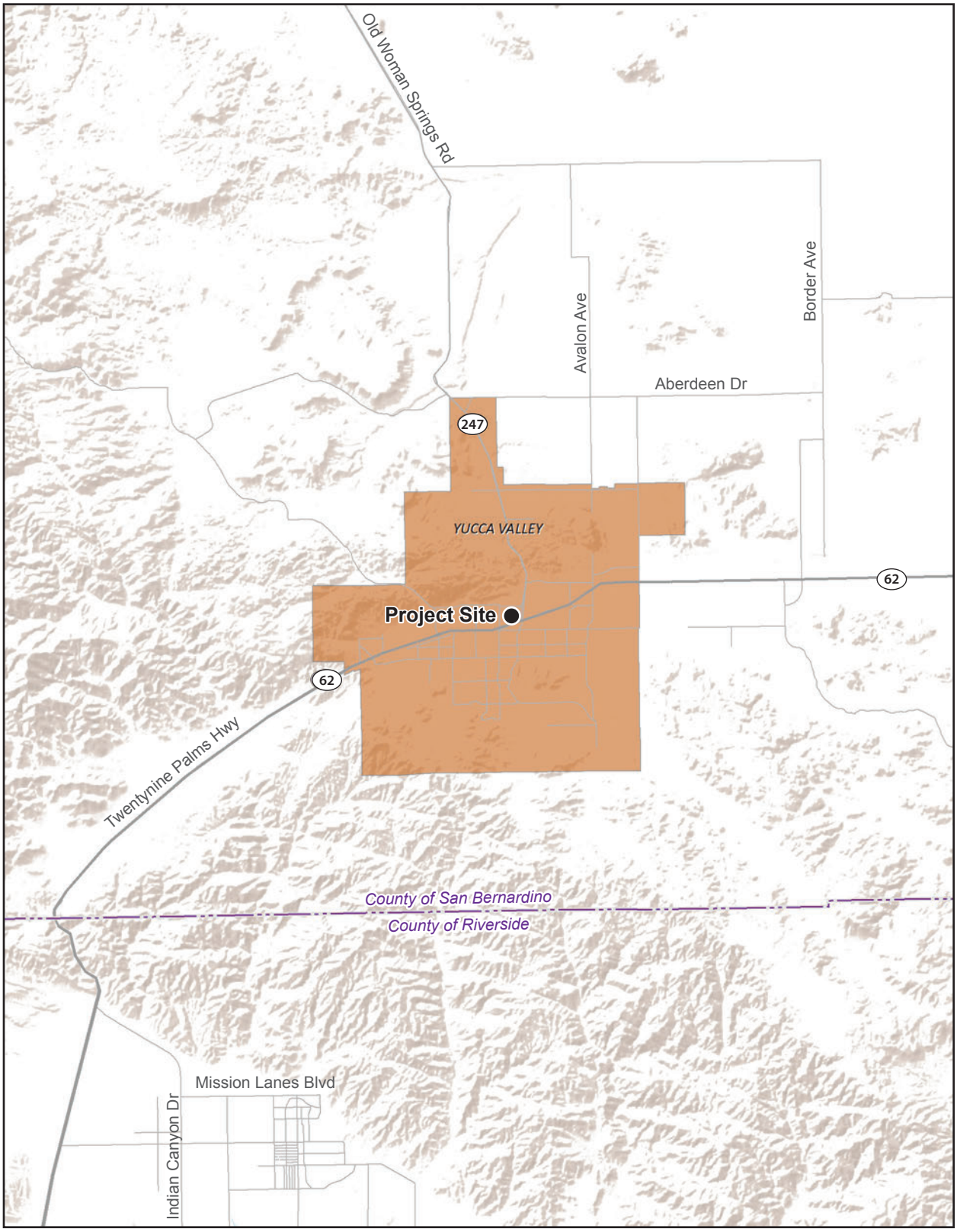
The project site is currently zoned as Public/Quasi-Public Civic Center-Library (P/QP CC-L) with a general plan land use designation of Public/Quasi-Public (P/QP) (Yucca Valley 2022a, Yucca Valley 2014a).

The land use designation P/QP is used for areas of the town providing public services and facilities for civic engagement, public administration, recreation, safety, and educational opportunities (Yucca Valley 2014b, 2022a).

The existing zoning has a minimum lot size of 10,000 square feet and a maximum lot dimension of 1:3. The maximum floor area ratio (FAR) is 1.0. The designation has a maximum lot coverage of 70 percent and a height limit of 75 feet (Yucca Valley 2024a).

The project site is within the Airport Hazards Overlay Safety Review Area 3 (Yucca Valley 2014c) and the northern portion of the project site is within the Flood Plan Safety District Overlay (Yucca Valley 2014d).

Figure 1 - Regional Location



Note: Unincorporated county areas are shown in white.

Source: Generated using ArcMap 2024.

0 3
Scale (Miles)

1. Introduction

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Figure 2 - Local Vicinity

Project Site Boundary

0 2,000
Scale (Feet)

Source: Generated using ArcMap 2024.

1. Introduction

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Figure 3 - Aerial Photograph

Project Site Boundary

Photograph Location and Direction (12)

0 275

Scale (Feet)

Source: Nearmap 2024.

1. Introduction

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Figure 4 - Photographs of the Project Site

View 1. From the Northwest corner of the project site, looking east toward the existing skate park.

View 2. From Northern edge of project site, looking South toward project site.

View 3. From the Northeast corner of the project site looking southwest toward project site.

View 4. From southeastern end of the parking lot looking North toward the project site.

View 5. From southwestern end of parking lot, looking North, toward project site.

View 6. From the southeastern side of the project site, looking southeast across the southeastern corner of the project site toward the Hi-Desert Museum building.

Source: PlaceWorks 2024.

1. Introduction

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1.2.3 Existing Programming and Events

Existing onsite facilities include the skate park and basketball courts. These existing onsite facilities are available for general use during the Town's standard park hours of 6:00 A.M. to 11:00 PM (Yucca Valley 2024b). The Town has five existing pickleball courts, including four temporary courts at Jacobs Park and one permanent court at Paradise Park. Table 1, *Existing Uses and Attendance*, outlines existing facilities uses and attendance onsite and existing pickleball programming and uses in the Town.

Table 1 Existing Uses and Attendance

Program	Average Daily Attendance	Frequency
Existing Pickleball Programs (Jacobs Park and Paradise Park)		
Pickleball Ladder Leagues	26	Once a week (Thursdays)
Pickleball Clinics	37	Once a week (Wednesdays)
Pickleball Tournaments	31	Once a Month
General Drop-in Public Use	20	Daily
Existing Skate Park and Basketball Courts (On-Site)		
Skate Park	12	Daily
Basketball Courts	12	Daily

Source: Town provided information on July 8, 2024.

1.2.4 Surrounding Land Use

The Proposed Project site is surrounded by a drainage channel to the north; concrete drainage channel, Sky Village Outdoor Marketplace, and retail uses to the east; the Yucca Valley Community Center, the Hi-Desert Nature Museum, and Town Hall to the south; and a baseball field associated with the Yucca Valley Community Center to the west. Residential uses are located further south and west of the project site. A water retention area and commercial uses are across the drainage channel to the north. The project site is primarily surrounded by properties with Commercial Mixed-Use (C-MU), Public/Quasi-Public Civic Center-Library (P/QP CC-L), and Residential, Multi-Family (RM-10) zoning designations. C-MU borders the east, P/QP CC-L borders the south, west and north edges of the project site, and RM-10 properties are located west of the project site (Yucca Valley 2022a). Zoning coincides with the Town's Land Use designation boundaries where properties with land use designation Mixed Use (MU) are located east and south of the project site, P/QP borders the southern and western edges of the project site, and Medium High Density Residential (MHDR) is located to the west. The project location is within 2 miles of the Yucca Valley Airport, to the east, and may be subject to airport land use plans and applicable regulations.

See Figure 3 and Figure 5, *Photographs of Surrounding Land Uses.*

1.3 PROJECT DESCRIPTION

1.3.1 Proposed Land Use

The Proposed Project would demolish the skate park and basketball courts and remove trees on the project site (including up to 75 Western Joshua trees) to construct the Proposed Project. A description of each project component is provided below; also see Figure 6, *Site Plan*.

Pickleball Courts

A total of 16 pickleball courts would be constructed on the eastern-central section of the project site. One of these courts would be a tournament pickleball court with associated bleachers (with shade structures). Two pickleball courts would be constructed at a later date based on funding availability and need.

Skate Park

The existing skate park would be demolished and reconstructed in the same general footprint as the existing skate park.

Basketball Courts

The Proposed Project would demolish and replace the two existing basketball courts with two new basketball courts. Compared to the existing basketball courts, the proposed basketball courts would be oriented in a north-south direction. The basketball courts would be to the east of the skate park.

Parking Lot

The Proposed Project would expand the existing parking lot onsite by adding a new driving aisle and 26 parking stalls to the north side of the parking lot. Of the 26 parking stalls, 24 parking stalls would be standard parking stalls and 2 parking stalls would be reserved as Americans with Disabilities (ADA) stalls. Additionally, a new 24-stall parking lot is proposed on the southeast corner of the project site.

Tables and Seating

Tables and seating areas would be provided throughout the Proposed Project, including benches on the east side of the basketball courts; benches on the east of the lower pickleball courts, along a center walkway between the pickleball courts, and at the northern end of the pickleball courts; and tables between the basketball and pickleball areas. Benches would be covered with fabric shade structures. Tables would be covered with steel shade structures.

Restroom Building

One restroom building (approximately 400 square feet) would be installed in a central location in the seating area, adjacent to both the basketball courts and pickleball courts. A drinking fountain and bottle filler would be installed adjacent to the restroom building.

Figure 5 - Photographs of Surrounding Land Uses

View 7. From the northern end of the project site looking toward the existing canal and water service station to the north of the project site.

View 8. From northeastern corner of project site, looking northeast toward commercial uses.

View 9. Looking South, at the existing baseball field, west of the project site.

View 10. Looking North, down Barberry Avenue.

View 11. Looking West, down Antelope Trail.

View 12. Looking east, along Antelope Trail, toward existing commercial uses east of the project site.

Source: PlaceWorks 2024.

1. Introduction

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Figure 6 - Site Plan

NEW AMENITIES

1 ASPHALT PARKING (24 STD STALLS AND 2 ADA STALLS)
2 TWO FULL BASKETBALL COURTS
3 THIRTEEN STANDARD PICKLEBALL COURTS
4 ONE TOURNAMENT PICKLEBALL COURT
5 SKATE PARK
6 PERIMETER FENCING
7 TABLES WITH STEEL SHADE STRUCTURES
8 BENCHES WITH FABRIC SHADE STRUCTURES
9 BLEACHERS WITH FABRIC SHADE STRUCTURES
10 DRINKING FOUNTAIN AND BOTTLE FILLER
11 ADDITIONAL ASPHALT PARKING (24 STANDARD STALLS)
12 RESTROOM BUILDING
13 BASKETBALL BARRIER FENCE

LEGEND

CONCRETE PAVING
ACCENT CONCRETE PAVERS
ASPHALT PAVING
PLANTER AREA
NEW TREES

Project Site Boundary

0 75
Scale (Feet)

Source: RHA Architects 2024.

1. Introduction

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Landscaping and Lighting

The Proposed Project would have ornamental landscaping, such as new trees and planter areas, and hardscaping/walking paths around the athletics facilities and on the north side of the expanded parking lot. Forty-four new lights will be installed throughout the project site.

Fencing

Fencing would be installed around the proposed basketball courts and one of the shaded seating areas on the east, south and west. Perimeter fencing would also be installed along the entire project site.

1.3.2 Proposed Programming and Events

With the implementation of the Proposed Project, pickleball events would be relocated to the project site, and it is anticipated that the renovated skate park would have an increase in daily attendance. The implementation of Proposed Project would double the frequency of programmed pickleball events, and general public use would continue to be available daily. The athletic facilities constructed as part of the Proposed Project would continue to be available to the public during general park hours. Table 2, *Proposed Uses and Attendance*, outlines the projected average daily attendance of the Proposed Project.

Morongo Basin residents are currently the primary users of existing recreational facilities in the region including the Community Athletic Center and Jacobs Park pickleball courts. As shown in Table 2, the proposed programming at the new pickleball courts is expected to consist of local ladder leagues, clinics, and open play. These programs are expected to be utilized primarily by Morongo Basin residents, with fewer than five percent of attendees residing outside the Morongo Basin.

Pickleball tournaments are proposed to be held twice a month at the project site, replacing the existing monthly tournaments at Jacobs Park. Attendance information from the Town of Yucca Valley shows that these tournaments are primarily attended by Morongo Basin residents. The proposed tournaments are expected to draw attendees from the same communities.

Table 2 Proposed Uses and Attendance

Program	Average Daily Attendance	Net Change	Frequency	Net Change
Existing Pickleball Programs (On Site)				
Pickleball Ladder Leagues	31	5	Twice a week (Tuesdays & Thursdays)	One additional day (Tuesday)
Pickleball Clinics	44	7	Twice a week (Mondays & Wednesdays)	One additional day (Monday)
Pickleball Tournaments	37	6	Twice a Month	One additional day
General Drop-in Public Use	24	4	Daily	No change
Existing Skate Park and Basketball Courts (On Site)				
Skate Park	15	3	Daily	No change
Basketball Courts	12	0	Daily	No change

Source: Town provided information on July 8, 2024.

1.3.3 Construction

Construction of the Proposed Project would occur over three phases. The first phase is planned to occur over a six-month period between November 2024 and April 2025. Construction of phases two and three is dependent on funding. The Proposed Project would include the removal of 75 Joshua trees on-site, as well as demolition of the existing basketball courts and skatepark.

1.3.4 Discretionary Actions

1.3.4.1 TOWN ACTIONS

To implement the Proposed Project, the following discretionary approvals from the Town of Yucca Valley would be required:

- Precise Plan of Design (architectural design of the building)
- Adoption of the IS/MND
- Adoption of the Mitigation Monitoring and Reporting Program
- Approval of the Proposed Project

The Proposed Project would also require applicable grading and building permits.

1.3.4.2 RESPONSIBLE AGENCY ACTIONS

- California Fish and Wildlife: Approval of Incidental Take Permit (CESA Section 2081)
- State Water Resources Control Board: NPDES MS4 General Permit
- Mojave Desert Air Quality Management District: Authorities to Construct permit

2. Environmental Checklist

2.1 PROJECT INFORMATION

1. **Project Title:** Yucca Valley Community Athletic Facility Project

2. **Lead Agency Name and Address:**
   Town of Yucca Valley
   58928 Business Center Drive
   Yucca Valley, California 92284

3. **Contact Person and Phone Number:**
   Shane Stueckle, Deputy Town Manager
   sstueckle@yucca-valley.org
   760-369-1265, Ext. 305

4. **Project Location:** The Proposed Project site is approximately 4.5 acres at the northeast corner of the Yucca Valley Community Center at 57090 29 Palms Highway in the Town of Yucca Valley.

5. **Project Sponsor's Name and Address:**
   Town of Yucca Valley
   58928 Business Center Drive
   Yucca Valley, California 92284

6. **General Plan Designation:** Public/Quasi-Public (P/QP).

7. **Zoning:** Civic Center-Library (CC-L)

8. **Description of Project:**

   The Proposed Project would demolish the skate park and basketball courts and remove trees on the project site (including up to 75 Western Joshua trees) to construct the proposed project. A description of each project component is provided below.

   The Proposed Project would construct a total of 16 pickleball courts on the eastern-central section of the project site. One of these courts would be a tournament pickleball court with associated bleachers (with shade structures). Two pickleball courts would be constructed at a later date. The existing skate park would be demolished and reconstructed in the same general footprint as the existing skate park. The Proposed Project would demolish and replace the two existing basketball courts with two new basketball courts. Compared to the existing basketball courts, the proposed basketball courts would be oriented in a north-south direction. The basketball courts would be to the east of the skate park.

   The Proposed Project would expand the existing parking lot onsite by adding a new driving aisle and 26 parking stalls to the north side of the parking lot. Of the 26 parking stalls, 24 parking stalls would be

standard parking stalls and 2 parking stalls would be reserved as Americans with Disabilities Act (ADA) stalls. Additionally, a new 24-stall parking lot is proposed on the southeast corner of the project site.

Tables and seating areas would be provided throughout the proposed project, including benches on the east side of the basketball courts; benches on the east of the lower pickleball courts, along a center walkway between the pickleball courts, and at the northern end of the pickleball courts; and tables between the basketball and pickleball areas. Benches would be covered with fabric shade structures. Tables would be covered with steel shade structures. One restroom building (approximately 400 square feet) would be installed in a central location in the seating area, adjacent to both the basketball courts and pickleball courts. A drinking fountain and bottle filler would be installed adjacent to the restroom building.

The proposed project would have ornamental landscaping, such as new trees and planter areas, and hardscaping/walking paths around the athletics facilities and on the north side of the expanded parking lot. Forty-four new lights will be installed throughout the project site. Fencing would be installed around the proposed basketball courts and one of the shaded seating areas on the east, south and west. Perimeter fencing would also be installed along the entire project site.

The project would be constructed in three phases.

With the implementation of the Proposed Project, pickleball events would be relocated to the project site, and it is anticipated that the renovated skate park would have an increase in daily attendance. The implementation of Proposed Project would double the frequency of programmed pickleball events, and general public use would continue to be available daily. The athletic facilities constructed as part of the Proposed Project would continue to be available to the public during general park hours.

The proposed project includes the following discretionary actions: (1)Precise Plan of Design (architectural design of the building); (2) Adoption of the IS/MND; (3) Adoption of the Mitigation Monitoring and Reporting Program; and (4) Approval of the Proposed Project.

9. Surrounding Land Uses and Setting:

The Proposed Project site is bounded by a drainage channel to the north and east, the Yucca Valley Community Center and the Hi-Desert Nature Museum to the south, and a baseball field to the west. Further south and west are residential uses. A water retention area and commercial uses are across the drainage channel to the north and east of the project site, respectively.

10. Other Public Agencies Whose Approval Is Required (e.g., permits, financing approval, or participating agreement):

- California Fish and Wildlife: Approval of Incidental Take Permit (CESA Section 2081)
- State Water Resources Control Board: NPDES MS4 General Permit
- Mojave Desert Air Quality Management District: Authorities to Construct permit

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from

the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.94 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

Assembly Bill 52 (AB 52) notification letters were mailed and where possible emailed to the following tribes on May 30, 2024: AhaMaKav Cultural Society, Fort Mojave Indian; Chemehuevi Reservation; Coachella Indians; Colorado River Indian Tribe; Fort Mojave Indian Tribe; Morongo Band of Mission Indians; Ramona Band of Cahuilla Mission Indians; San Manuel Band of Mission Indians; Serrano Nation of Indians; and the Twenty-Nine Palms Band of Mission Indians. Two responses were received from the Yuhaaviatam of San Manuel Nation (formerly San Manual Band of Mission Indians) and the Morongo Band of Mission Indians. The recommendations from the Yuhaaviatam of San Manuel Nation were incorporated into the IS/MND. The Morongo Band of Mission Indians requested additional information and to consult; the Town followed up with additional information and to schedule consultation on August 5, 2024. The Morongo Band of Mission Indians responded on September 13, 2024 requesting additional information regarding cultural studies and pedestrian surveys. The Town responded to this email with additional information. The Town has acted in good faith and reasonable efforts to schedule a consultation meeting and no consultation meeting has been scheduled to date.

See Sections 3.5, *Cultural Resources*, and 3.18, *Tribal Cultural Resources,* for more information.

2. Environmental Checklist

2.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture / Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology/Soils	☐ Greenhouse Gas Emissions	☐ Hazards and Hazardous Materials
☐ Hydrology/Water Quality	☐ Land Use / Planning	☐ Mineral Resources
☐ Noise	☐ Population / Housing	☐ Public Services
☐ Recreation	☐ Transportation	☐ Tribal Cultural Resources
☐ Utilities / Service Systems	☐ Wildfire	☐ Mandatory Findings of Significance

2.3 DETERMINATION (TO BE COMPLETED BY THE LEAD AGENCY)

On the basis of this initial evaluation:

☐ I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the Proposed Project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the Proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the Proposed Project, nothing further is required.

Signature

9/11/24

Date

2.4 EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors, as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) **Earlier Analyses Used.** Identify and state where they are available for review.

   b) I**mpacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) **Mitigation Measures.** For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

2. Environmental Checklist

8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9. The explanation of each issue should identify:

   a) the significance criteria or threshold, if any, used to evaluate each question; and
   b) the mitigation measure identified, if any, to reduce the impact to less than significance.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	
II. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X

2. Environmental Checklist

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?			X	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	
IV. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		X		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			X	
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		X		
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?		X		
c) Disturb any human remains, including those interred outside of dedicated cemeteries?		X		

2. Environmental Checklist

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. ENERGY. Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	
VII. GEOLOGY AND SOILS. Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		
VIII. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X
IX. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?			X	
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	
X. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in a substantial erosion or siltation on- or off-site;			X	
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;			X	
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	
iv) impede or redirect flood flows?			X	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	
XI. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?				X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X

2. Environmental Checklist

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
XIII. NOISE. Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			X	
XIV. POPULATION AND HOUSING. Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X
XV. PUBLIC SERVICES. Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
Fire protection?			X	
Police protection?			X	
Schools?				X
Parks?			X	
Other public facilities?				X
XVI. RECREATION.				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	
XVII. TRANSPORTATION. Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X	
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?			X	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
d) Result in inadequate emergency access?			X	
XVIII. TRIBAL CULTURAL RESOURCES.				
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or			X	
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		X		
XIX. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
c) Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	

2. Environmental Checklist

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	
XX. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X	
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X	
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X	
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X	
XXI. MANDATORY FINDINGS OF SIGNIFICANCE.				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X		
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

3. Environmental Analysis

Section 2.4 provided a checklist of environmental impacts. This section provides an evaluation of the impact categories and questions contained in the checklist and identifies mitigation measures, if applicable.

3.1 AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:

a) Have a substantial adverse effect on a scenic vista?

Less than Significant Impact. A scenic vista is defined as a viewpoint that provides expansive views of a highly valued landscape feature (e.g., a mountain range, lake, or coastline) or of a significant historic or architectural feature (e.g., views of historic structures). The Town's General Plan does not identify specific scenic resources within the Town, but names scenic resources viewable from the Town (including views of the Little San Bernardino Mountains of the Peninsular Ranges, the San Bernardino Mountains on the easternmost of the Transverse ranges surrounding the Town, and hillside areas) (Yucca Valley 2022b). The proposed project includes the development of athletic facilities on a project site that is currently used for athletic facilities. The tallest structure (e.g. light poles) would be 16 feet in height and all other structures would be less than 16 feet in height. The Proposed Project would be implemented on the Yucca Valley Community Center property, north of the Yucca Valley Community Center building, and away from immediate public view. As such, the Proposed Project would not have substantial adverse effects on any scenic vista. Therefore, less than significant impact would occur.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Less than Significant Impact. According to the California Department of Transportation (Caltrans), there are no officially designated scenic routes or highways near the project site. The nearest officially designated scenic routes is the Rim of the World Scenic Byway (CA-38) which is approximately 17 miles northwest of the project site. The nearest eligible scenic routes are the Twenty-Nine Palms Highway (SR-62), approximately 0.16-mile south of the project site, and the Old Woman Spring Road (SR-247), approximately 0.2-mile east of the project site (CalTrans 2024). Based on the distance and intervening development between the project site and the officially and eligible scenic highways, the Proposed Project would not impact views from these highways. Therefore, less than significant impact would occur**.**

c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly

accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less Than Significant Impact. The project site and project area are in a nonurbanized area. According to the US Census Bureau, the Town has a population of approximately 21,664 (USCB 2023). The Town of Yucca Valley does not meet the definition of an urbanized area as defined in the Public Resources Code Section 21071, *Urbanized Area.*

The project site is located on the existing Yucca Valley Community Center. The project site is zoned and designated for recreational uses. Additionally, the tallest structure would be 16 feet in height and would not obstruct scenic views, and the Proposed Project would be consistent with existing uses and development within the Yucca Valley Community Center property. Therefore, implementation of the Proposed Project would not conflict with applicable zoning or other regulations governing scenic quality, and impacts would be less than significant.

d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

Less Than Significant Impact. Nighttime illumination and glare impacts are the effects of a development's exterior lighting upon adjoining uses and areas. Light reflecting off passing cars and large expanses of glazing (i.e., glass windows) or other reflective surfaces can also generate glare. Excessive light and/or glare can impair vision, cause annoyance, affect sleep patterns, and generate safety hazards for drivers. Daytime glare is caused by sunlight reflecting off of reflective surfaces such as parked cars and cars traveling on adjacent roadways, light-colored building material, and windows.

Existing sources of light on-site include security/building lighting, light emanating from windows, vehicle headlines from cars traveling on the parking lots and drive aisles. Existing sources of glare on-site include existing buildings, parked cars, and cars traveling along adjacent roadways. Existing sources of light in the surrounding community include vehicle headlights, streetlights, security lights, and residential, commercial, and industrial lighting (both exterior lighting and light emanating from windows). Existing sources of daytime glare in the surrounding community include vehicles parking and traveling on existing roadways, light-colored building material, and windows.

The Proposed Project would introduce new sources of light and glare because it would add new uses to the project site. However, the new light and glare sources would be similar to existing conditions and to neighboring uses. Considering the existing sources of light and glare in the surrounding area and currently on-site, the amount and intensity of lighting proposed on-site would not be substantially greater or different from existing lighting in the surrounding area. Further, the installation and use of onsite lighting would be required to comply with Town Code Section 8.70.030, *Outdoor Lighting Fixtures,* Section C, which states that there shall be no illumination of public recreational facilities unless the facilities are being utilized. The illumination must be turned off no later than 11:00 p.m. or one hour after the termination of the event and/or use, whichever occurs first. Therefore, impacts from light and glare from the Proposed Project would be less than significant.

3.2 AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. The Farmland Mapping and Monitoring Program (FMMP) produces maps and statistical data for analyzing impacts on California's agricultural resources. Agricultural land is rated according to soil quality and irrigation status and is divided into five categories: Prime Farmland, Farmland of Statewide Importance, Farmland of Local Importance, Unique Farmland, and Grazing Land. The best quality land is Prime Farmland (DOC 2018). Farmland of Statewide Importance is like Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Unique Farmland is farmland of lesser quality soils used for the production of the state's leading agricultural crops.

According to the Farmland Mapping and Monitoring Program, the project site and the Town of Yucca Valley falls outside the NRCS soil survey and is not mapped by the FMMP (DOC 2024a). The Town does not contain any land use or zoning designations specifically for agricultural uses. As such, the Proposed Project would be developed on the existing Yucca Valley Community Center Athletic Facility, with a general plan land use designation of Public/Quasi-Public (P/QP) and a zoning designation of Public/Quasi-Public Civic Center-Library (P/QP CC-L) (Yucca Valley 2014a, 2014b). The project site is primarily surrounded by residential and commercial development. Therefore, the Proposed Project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use. No impact would occur.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The project site is located on the existing Yucca Valley Community Center Athletic Facility, which is zoned as P/QP CC-L with a general plan land use designation is P/QP (Yucca Valley 2014a, 2014b). The project site is developed with a parking lot, basketball courts, and a skate park and is not used for agricultural uses. Since the Proposed Project is consistent with the existing uses at the project site and the project site is not zoned for agricultural uses, the Proposed Project would not conflict with any existing parcels zoned for agricultural use.

Williamson Act contracts restrict the use of privately owned land to agriculture and compatible open-space uses under contract with local governments; in exchange, the land is taxed based on actual use rather than

potential market value. There is no Williamson Act contract in effect on the project site (DOC 2024b). Therefore, the project would not conflict with an existing Williamson Act contract and no impact would occur.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

No Impact. The project site is located on the existing Yucca Valley Community Center Athletic Facility, which is zoned as P/QP CC-L with a general plan land use designation of P/QP (Yucca Valley 2014a, 2014b). The project site is developed with a parking lot, basketball courts, and a skate park and is not used for agricultural uses. The Proposed Project site is not zoned for forest land or timberland. Additionally, the project site is located in the southern portion of the Mojave Desert, which generally is not capable of supporting forest land or timberland. Therefore, development of the Proposed Project would not conflict with existing zoning for forestland or timberland. No impact would occur.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. The Proposed Project would occur within the boundaries of the existing Yucca Valley Community Center Athletic Facility. The project site is in the southern portion of the Mojave Desert, which generally is not capable of supporting forest land. Therefore, no impact would occur.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No Impact. The Proposed Project would occur within the boundaries of the existing Yucca Valley Community Center Athletic Facility. Additionally, the project site is not located on land zoned for agricultural uses and the project site area is generally not capable of supporting forest land. Therefore, the Proposed Project would not convert farmland to non-agricultural use or convert of forest land to non-forest use and no impact would occur.

3.3 AIR QUALITY

The Air Quality section addresses the impacts of the Proposed Project on ambient air quality and the exposure of people, especially sensitive individuals, to unhealthful pollutant concentrations. A background discussion on the air quality regulatory setting, meteorological conditions, existing ambient air quality in the vicinity of the project site, and air quality modeling can be found in Appendix A.

The primary air pollutants of concern for which ambient air quality standards (AAQS) have been established are ozone (O3), carbon monoxide (CO), coarse inhalable particulate matter (PM10), fine inhalable particulate matter (PM2.5), sulfur dioxide (SO2), nitrogen dioxide (NO2), and lead (Pb). Areas are classified under the federal and California Clean Air Act as either in attainment or nonattainment for each criteria pollutant based on whether the AAQS have been achieved. The Mojave Desert Air Basin (MDAB), which is managed by the Mojave Desert Air Quality Management District (MDAQMD), is designated as nonattainment for O3 and

PM10 under the California and National AAQS and nonattainment for PM2.5 under the California AAQS (CARB 2024).

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the Proposed Project:

a) Conflict with or obstruct implementation of the applicable air quality plan?

Less Than Significant Impact. A consistency determination plays an important role in local agency project review by linking local planning and individual projects to the air quality management plan (AQMP). It fulfills the CEQA goal of informing decision makers of the environmental efforts of the project under consideration at an early enough stage to ensure that air quality concerns are fully addressed. It also provides the local agency with ongoing information as to whether they are contributing to clean air goals in the AQMP. A number of AQMPs have been prepared by MDAQMD.

Regional growth projections are used by MDAQMD to forecast future emission levels in the MDAB. For southern California, these regional growth projections are provided by the Southern California Association of Governments (SCAG) and are partially based on land use designations in city/county general plans. Typically, only large, regionally significant projects have the potential to affect the regional growth projections. The Proposed Project is not considered a regionally significant project that would warrant Intergovernmental Review by SCAG under CEQA Guidelines section 15206.

The Proposed Project involves development in part of the existing Yucca Valley Community Center in the Town of Yucca Valley (Town). The Proposed Project would enhance the available athletic facilities to serve the existing needs of the Town and would not generate an increase in population within the Town. The Proposed Project is not a project of statewide, regional, or areawide significance that would require intergovernmental review under Section 15206 of the CEQA Guidelines. Thus, the Proposed Project would not have the potential to substantially affect the regional growth projections.

Additionally, the regional emissions generated by construction and operation of the Proposed Project would be less than the MDAQMD emissions thresholds, and MDAQMD would not consider the project a substantial source of air pollutant emissions that would have the potential to affect the attainment designations in the MDAB. Therefore, the Proposed Project would not affect the regional emissions inventory or conflict with strategies in the AQMP. Impacts would be less than significant and no mitigation measures would be required.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard?

Less Than Significant Impact. The following describes impacts from regional short-term construction activities and regional long-term operation of the Proposed Project.

3. Environmental Analysis

Regional Short-Term Construction Impacts

Project construction activities would result in the generation of air pollutants. These emissions would primarily be 1) exhaust from off-road diesel-powered construction equipment; 2) dust generated by construction activities; 3) exhaust from on-road vehicles; and 4) off-gassing of volatile organic compounds (VOCs) from paints and asphalt.

Construction activities are anticipated to disturb 2.66 acres of the project site and occur over three phases. The first phase is planned to occur over a five-month period between November 2024 and April 2025. Construction of phases two and three is dependent on funding. To estimate conservative emissions, all three phases were modeled to occur at the same time. Project development would involve demolition, site preparation, grading, building construction, paving, and architectural coating. Construction emissions were estimated using the California Emissions Estimator Model (CalEEMod), Version 2022.1 and construction emissions modeling is provided in Table 3, *Maximum Daily and Annual Regional Construction Emissions*. As demonstrated in the Table 3, maximum daily and annual emissions for VOC, NO_X, CO, SO_2, PM_{10}, and $PM_{2.5}$ from construction-related activities would be less than their respective MDAQMD regional significance threshold values. Therefore, air quality impacts from project-related construction activities would be less than significant and no mitigation measures are necessary.

Table 3 Maximum Daily and Annual Regional Construction Emissions

Construction Phase	Maximum Emissions[1]					
	VOC	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Maximum Daily Construction Emissions						
Year 2024						
Asphalt Demolition	2	16	17	<1	3	1
Site Preparation	2	62	22	<1	15	4
Grading	2	16	16	<1	2	1
Building Construction	1	11	13	<1	1	<1
Year 2025						
Building Construction	1	11	13	<1	1	<1
Building Construction, Paving, and Architectural Coating	12	18	24	<1	1	1
Maximum Daily Emissions (lbs/day)	12	62	24	<1	15	4
MDAQMD Regional Daily Threshold	137	137	548	137	82	65
Significant?	No	No	No	No	No	No
Maximum Annual Construction Emissions						
Maximum Annual Emissions (tons/year)	<1	<1	<1	<1	<1	<1
MDAQMD Regional Annual Threshold	25	25	100	25	15	12
Significant	No	No	No	No	No	No

Source: CalEEMod Version 2022.1, MDAQMD 2020.
Notes: lbs = pounds
[1] Based on the preliminary information provided by the Town. Where specific information regarding project-related construction activities was not available, construction assumptions were based on CalEEMod defaults, which are based on construction surveys conducted by South Coast AQMD of construction equipment.

Long-Term Operation-Related Air Quality Impacts

Typical long-term air pollutant emissions are generated by area sources (e.g., landscape fuel use, architectural coatings, and asphalt pavement), energy use (natural gas) associated with the proposed restroom building, and mobile sources (i.e., on-road vehicles). The Proposed Project would provide improvements to the recreational facilities at the existing Yucca Valley Community Center. The proposed restroom building would, at minimum, be designed and built to meet the Building Energy Efficiency Standards (Title 24, Part 6) per Title 25 CCR Section 4369.

As shown in Table 4, *Regional Daily and Annual Operational Phase Emissions*, project-related air pollutant emissions from vehicle trips, area sources, and energy use would not exceed the MDAQMD's regional operation-phase significance thresholds. Therefore, impacts to the regional air quality associated with operation of the Proposed Project would be less than significant and no mitigation measures are necessary.

Table 4 Maximum Daily and Annual Regional Operation Emissions

Source	Maximum Emissions					
	VOC	NOX	CO	SO2	PM10	PM2.5
Max Daily Emissions[1]						
Mobile	3	2	31	<1	5	1
Area	<1	<1	<1	<1	<1	<1
Energy	<1	<1	<1	<1	<1	<1
Maximum Daily Emissions (lbs/day)	3	2	31	<1	5	1
MDAQMD Regional Daily Threshold	137	137	548	137	82	65
Significant?	No	No	No	No	No	No
Max Annual Emissions						
Maximum Annual Emissions (tons/year)	1	<1	5	<1	1	<1
MDAQMD Regional Threshold	25	25	100	25	15	15
Exceeds Threshold?	No	No	No	No	No	No

Source: CalEEMod Version 2022.1, MDAQMD 2020.
Notes: lbs = pounds.
[1] Highest winter or summer emissions are reported.

c) Expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. The Proposed Project could expose sensitive receptors to elevated pollutant concentrations if it would cause or contribute significantly to elevated pollutant concentration levels. Unlike regional emissions, localized emissions are typically evaluated in terms of air concentration rather than mass so they can more readily be correlated to potential health effects. Land uses that have the potential to generate substantial stationary sources of emissions that would require a permit from MDAQMD include industrial land uses, such as chemical processing, and warehousing operations where substantial truck idling could occur onsite. The Proposed Project would primarily consist of developing outdoor recreational spaces and would not be the type of land use that generates substantial sources of emissions. Therefore, localized air quality impacts related to stationary-source emissions would be less than significant and no mitigation measures would be required.

3. Environmental Analysis

Construction Localized Emissions and Health Risk

MDAQMD also considers projects that cause or contribute to an exceedance of the California or National AAQS to result in significant impacts. However, emissions that do not exceed the daily or annual emission significant thresholds are considered to result in less than significant localized impacts. As identified above, the Proposed Project would not result in construction emissions that exceed the MDAQMD significant thresholds; and therefore, localized impacts are less than significant.

MDAQMD currently does not require the evaluation of long-term excess cancer risk or chronic health impacts for a short-term project when construction activities would not exceed the regional significance thresholds. As identified above, construction-related particulate matter emissions would be substantially below the MDAQMD's regional thresholds. Furthermore, Phase 1 is anticipated to be completed in approximately 6 months and the remaining phases would likely have a similar or shorter duration based on the anticipated site improvements for each. Overall, exposure to on- and offsite receptors would be limited. For the reasons stated above, it is anticipated that construction emissions would not pose a threat to offsite receptors near the project site, and project-related construction health impacts would be less than significant. No mitigation measures would be required.

Carbon Monoxide Hotspots

Vehicle congestion has the potential to create pockets of CO called hotspots. Hotspots are typically produced at intersections, where traffic congestion is highest because vehicles are backed-up and idle for longer periods and are subject to reduced speeds. These pockets could exceed the state one-hour standard of 20 parts per million (ppm) or the eight-hour standard of 9.0 ppm. Because CO is produced in greatest quantities from vehicle combustion and does not readily disperse into the atmosphere, adherence to ambient air quality standards is typically demonstrated through an analysis of localized CO concentrations.

The MDAB has been designated as attainment under both the national and California AAQS for CO. Under existing and future vehicle emission rates, a project would have to increase traffic volumes at a single intersection to more than 44,000 vehicles per hour—or 24,000 vehicles per hour where vertical and/or horizontal mixing is substantially limited—in order to generate a significant CO impact (BAAQMD 2023). The Proposed Project would generate 31 trips during the morning peak hour and 68 trips during the evening peak hour (Appendix D).

The proposed programming at the new pickleball courts would primarily consist of Morongo Basin residents, who are currently the primary users of the existing recreational facilities, and the pickleball tournaments would divert existing regional trips from the Jacobs Park site to the project site. Expanding the pickleball facilities in the Morongo Basin would also reduce the need to travel to other pickleball facilities in the Coachella Valley. The basketball court and skate park components of the Proposed Project would replace existing facilities with facilities of similar scale. Therefore, these uses are not expected to generate substantial new trips and will continue to be used by residents in the Town.

Therefore, the Proposed Project would not have the potential to substantially increase CO hotspots at intersections in the vicinity of the project site. Thus, localized air quality impacts related to mobile-source emissions would be less than significant and no mitigation measures would be required.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less Than Significant Impact. The Proposed Project would not result in objectionable odors. The threshold for odor is if a project creates an odor nuisance pursuant to MDAQMD Rule 402, Nuisance, which states:

> A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.

The type of facilities that are considered to have objectionable odors include wastewater treatments plants, compost facilities, landfills, solid waste transfer stations, fiberglass manufacturing facilities, paint/coating operations (e.g., auto body shops), dairy farms, petroleum refineries, asphalt batch plants, chemical manufacturing, and food manufacturing facilities. The Proposed Project involves redevelopment within the Yucca Valley Community Center and would not fall within the objectionable odors land uses. Emissions from construction equipment, such as diesel exhaust and volatile organic compounds from architectural coatings and paving activities may generate odors. However, these odors would be low in concentration, temporary, and would not affect a substantial number of people. Therefore, odor impacts would be less than significant, and no mitigation measures are necessary.

3.4 BIOLOGICAL RESOURCES

This section is based in part on the Biological Assessment prepared by Hernandez Environmental Services, dated July 2024, and contained in Appendix B to this IS/MND.

Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Less Than Significant Impact With Mitigation Incorporated. Special-status species include those listed as endangered or threatened under the Federal Endangered Species Act (FESA) or the California Endangered Species Act (CESA), species otherwise given certain designations by the California Department of Fish and Wildlife (CDFW), and plant species listed as rare by the California Native Plant Society (CNPS). The project site consists primarily of developed areas and disturbed habitat with sparse native vegetation. The approximately 4.5-acre project site has two habitat types including 1.77 acres of disturbed areas and 2.69 acres of developed areas. The disturbed areas on site are characterized by the presence of Western Joshua tree (*Yucca*

brevifolia) and contain primarily non-native vegetation. According to the CNDDB, a total of 31 sensitive species of plants and 36 sensitive species of animals have the potential to occur on or within the vicinity of the project site.

A general biological assessment was conducted by Hernandez Environmental Services, which evaluated the biological resources present on the project site; see Appendix B. There is a total of ten plant and animal species that are listed as state and/or federal Threatened, Endangered, or Candidate Species have the potential to occur on or within the vicinity of the project site. Of the ten listed plant and animal species potentially on the project site, only the Western Joshua Tree (WJT) is present.

The WJT is listed as a Candidate Species under CESA, which requires authorization under CESA for any take of the species (including removal of WJT or similar actions). The project site consists of 135 WJTs on site and within fifty feet of the project site. A total of 75 WJTs are expected to be impacted on project site (HES 2024a).

On July 10, 2023, the WJT Conservation Act (WJTCA) was passed to conserve WJT and its habitat while supporting the states renewable energy and housing priorities. The WJTCA prohibits the importation, export, take, possession, purchase, or sale of any WJT in California unless authorized by CDFW. As such, the project site is located within the standard fee area, as defined in section 1927.3, subsection (e) of the WJTCA.

For WJTs that require "take," the Proposed Project would require payment for each WJT removed or relocated (based on size, type of project, and whether it is removed or relocated) into the Western Joshua Tree Mitigation Fund (WJTMF). Payment of impact fees to the WJTMF would mitigate the potential loss of the WJTs on a project-by-project basis. Payment of mitigation fees to the WJTMF would fund biological monitoring, infrastructure, short- and long-term habitat maintenance, and reporting activities. The fee estimate is a per-acre mitigation cost that would fully mitigate project-level impacts. Payment of the impact fees would ensure that impacts to WJTs are avoided and/or minimized in accordance with local, state, and federal requirements until the final decision to list the species as threatened is determined. Table 5, *Western Joshua Tree Size Class and Mitigation Fee*, displays the number of trees, the WJT size class, and reduced mitigation fees for the WJTs to be removed as part of the Proposed Project.

Table 5 Western Joshua Tree Size Class and Mitigation Fee

WJT Size Class		Number of WJT	Reduced Mitigation Fee
A	Less than one meter in height	14	$150
B	One meter or greater but less than five meters in height	36	$200
C	Five meters or greater in height	25	$1000

Source: HES 2024b

As a result of the presence of WJT on the project site, impacts would be potentially significant. Incorporation of Mitigation Measure BIO-1 would reduce potential impacts to a less than significant level. Mitigation Measure BIO-1 would require the Town to obtain an incidental take permit and would require a qualified biological monitor to be present on site during the transplantation or removal of Western Joshua Trees. During the remainder of construction of the Proposed Project the biological monitor shall perform weekly site visits.

Mitigation Measure BIO-1 would also include an education program (Worker Environmental Awareness Program-WEAP) for all construction persons employed or working in the project site before performing any work and project-related personnel would be required to use existing routes, or routes identified in the project description. A designated botanist will be responsible for monitoring project activities to help avoid incidental take of WJTs shall have authority to immediately stop any activity and/or to order any reasonable measure to avoid unauthorized take of an individual WJTs. With the implementation of Mitigation Measure BIO-1, impacts to candidate, sensitive, or special status species would be less than significant.

Mitigation Measures

BIO-1 Prior to the initiation of Western Joshua Tree (WJT) removal, the Town shall obtain a WJT Conservation Act Incidental Take Permit from California Department of Fish and Wildlife (CDFW). The incidental take permit will contain a description of Proposed Project and avoidance and minimization measures to reduce the Proposed Project's impact on WJTs. The Town shall pay statutorily prescribed fees in lieu of conducting mitigation activities.

A qualified biological monitor should be present on site during the transplantation or removal of the Joshua trees. During the remainder of project construction, the biological monitor shall perform weekly site visits to ensure no further project activities occur in the vicinity of the WJTs. The designated botanist shall be responsible for monitoring project construction activities to help avoid incidental take of WJTs.

An education program (Worker Environmental Awareness Program-WEAP) shall be conducted for all construction persons employed or working in the project site before performing any work. The WEAP will inform all personnel of the Joshua trees protected status.

Project-related construction personnel shall access the project area using existing routes, or routes identified in the project description, and shall not cross Western Joshua Tree habitat outside or on route to the project site.

The designated botanist shall have authority to immediately stop any activity and/or to order any reasonable measure to avoid unauthorized take of an individual Western Joshua Tree.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Less than Significant Impact. Sensitive natural communities are considered rare in the region by regulatory agencies, that are known to provide habitat for sensitive animal or plant species, or are known to be important wildlife corridors. The project site is not within an identified HCP/NCCP (CDFW 2024). The National Wetlands Mapper maintained by the United States Fish and Wildlife Service identified no wetlands or riparian habitats on the project site (USFWS 2024a). The project site and surrounding area are not within any critical habitat for threatened or endangered species (USFWS 2024b). Additionally, there are no CDFW, United States

Army Corps of Engineers (USACE), or Regional Water Quality Control Board (RWQCB) jurisdictional waters within the project site boundaries (HES 2024a). Therefore, a less than significant impact to riparian or other sensitive natural communities would occur.

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Less Than Significant Impact. As discussed in Section 3.4(b), the project site contains no wetlands or riparian habitats (USFWS 2024a). The project site has been developed with impervious surfaces and is either developed or disturbed. The nearest wetland to the project site is a man-made, nontidal wetland approximately 375 feet north of the project site (USFWS 2024a). No project construction or project operation would occur within the man-made, nontidal wetland. Therefore, impacts would be less than significant.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Less Than Significant Impact With Mitigation Incorporated. This project site is partially undeveloped and potential impacts to nesting birds may occur if ground disturbing activities or vegetation removal occur during the bird nesting season of February 1 through September 15 (HES 2024a).

The project site contains several native and non-native trees and vegetation that could be used for nesting by common bird species. The Proposed Project would remove some of these trees which could have a potential impact to nesting birds, including song birds and raptors. However, nesting birds are protected by the Migratory Bird Treaty Act (MBTA) which governs the taking, killing, possession, transportation, and importation of migratory birds, their eggs, parts, and nests (US Code, Title 16, Sections 703–712). The MBTA prohibits the take, possession, import, export, transport, sale, purchase, barter, or offering of these activities, except under a valid permit or as permitted in the implementing regulations. The United States Fish and Wildlife Service administers permits to take migratory birds in accordance with the MBTA. Compliance with the existing California Department of Fish and Wildlife regulations and implementation of Mitigation Measure BIO-2 below would ensure that impacts remain less than significant to nesting and migratory birds.

Mitigation Measures

BIO-2 To the extent feasible, vegetation removal shall be conducted outside of the nesting season for migratory birds to avoid direct impacts. If vegetation removal occurs during the migratory bird nesting season, between February 1 and September 15, pre-construction nesting bird surveys shall be performed within three days prior to vegetation removal. If active nests are found during nesting bird surveys, they shall be flagged. A 250-foot buffer shall be fenced around song bird nests and a 500-foot buffer shall be fenced around raptor nests.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less than Significant Impact. As stated in 3.4(a), the Proposed Project would require the removal of WJTs on site. As of May 10, 2022, the Town cannot issue a permit to take (by removal, transplant, trimming or impacting any part of) any WJT (Yucca Valley 2024c). However, under Code Sections 9.07.130, 9.09.050, and 9.10.040, parcels zoned residential and hillside reserve, commercial, and industrial are required to obtain a Native Plant Permit. As such, the project site is zoned Public/Quasi-Public and is not subject to these Code Sections. Additionally, the project site is not subject to any other local policies or ordinances. The Proposed Project would be required to comply with all applicable federal and state regulations that govern biological species. Therefore, the proposed project would not conflict with any local policies and ordinances protecting biological resources and a less than significant impact would occur.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. The project site is located on a developed and disturbed recreational facility. The project site is not within an identified Habitat Conservation Plan/Natural Community Conservation Planning (HCP/NCCP) (CDFW 2024; Yucca Valley 2022c). Thus, the Proposed Project would not be in a Habitat Conservation Plan; Natural Community Conservation Plan; or other approved local, regional, or state habitat conservation plan. Therefore, no impact would occur.

3.5 CULTURAL RESOURCES

Would the project:

a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?

Less than Significant Impact. Section 15064.5 defines historic resources as resources listed or determined to be eligible for listing by the State Historical Resources Commission, a local register of historical resources, or the lead agency. Generally, a resource is considered "historically significant" if it meets one of the following criteria:

i) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

ii) Is associated with the lives of persons important in our past;

iii) Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual, or possesses high artistic values;

iv) Has yielded, or may be likely to yield, information important in prehistory or history.

3. Environmental Analysis

The existing project site is on the existing Yucca Valley Community Center property. The project site operates existing athletic facilities and is disturbed. The Yucca Valley Community Center, including the project site, is not listed as a historic resource in the National Register of Historic Places (NPS 2024). Additionally, the Yucca Valley Community Center is not listed as a California Historical Landmark or as a California Historical Resource (OHP 2024a; OHP 2024b). Further, the Yucca Valley General Plan identifies five historic resources within the Town, including a historical schoolhouse; Warren's Well; Warren's Ranch/Tanks; Desert Christ Park (a local folk art site); and SR-62 (Twentynine Palms Highway) (Yucca Valley 2014e). None of these historic resources are on the project site. The closest historic resources is SR-62, which is approximately 750 feet south of the project site. Therefore, there are no historic resources on the project site that would be considered historically significant pursuant to § 15064.5. A less than significant impact to historical resources would occur.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

Less Than Significant Impact With Mitigation Incorporated. The Yucca Valley General Plan does not identify historic resources at the project site (Yucca Valley 2014e). The project site is regularly disturbed and is currently partially developed with athletic facilities as part of the Yucca Valley Community Center. Given the existing project site conditions and since the proposed project does not include any subterranean levels, it is unlikely that unknown archaeological resources would be encountered during project construction. Nevertheless, since Proposed Project includes earthwork, the potential exists for the accidental discovery of archaeological resources.

As part of the AB 52 consultation process, 10 tribes were contacted to consult on the Proposed Project. Two tribes, the Yuhaaviatam of San Manuel Nation (formerly the San Manuel Band of Mission Indians) (YSMN) and the Morongo Band of Mission Indians (MBMI), responded to the AB 52 invitation to consult. The Morongo Band of Mission Indians requested additional information and to consult; the Town followed up with additional information and to schedule consultation on August 5, 2024. The Morongo Band of Mission Indians responded on September 13, 2024 requesting additional information regarding cultural studies and pedestrian surveys. The Town responded to this email with additional information. The Town has acted in good faith and reasonable efforts to schedule a consultation meeting and no consultation meeting has been scheduled to date.

The YSMN identified the project site as being within the Serrano ancestral territory and is of interest to the YSMN. Additionally, the YSMN recommended the implementation of Mitigation Measure CUL-1 to reduce any potential impacts. CUL-1 would ensure, in the event archaeological resources are discovered during ground disturbing activities, that archaeological resources would be recovered in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2 and in accordance with tribal consultation. The found deposits would be treated in accordance with and follow Mitigation Measures CUL-1 and TCR-1 (Section 3.18, *Tribal Cultural Resources*). Therefore, impacts would be less than significant with mitigation incorporated.

Mitigation Measures

CUL-1 Prior to issuance of grading permits, a qualified archaeological monitor shall be identified to be on call during ground-disturbing activities.

1) In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project site outside of the buffered area may continue during this assessment period. Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) and other applicable tribe(s) shall be contacted, as detailed within TCR-1, regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.

2) If significant pre-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to YSMN and other applicable tribe(s) for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

3) If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code Section 7050.5 and that code enforced for the duration of the project.

c) Disturb any human remains, including those interred outside of dedicated cemeteries?

Less Than Significant Impact With Mitigation Incorporated. A significant impact would occur if previously interred human remains were to be disturbed during earthwork at the project site. Given the project site is disturbed, it is unlikely to support conditions conducive to the discovery of human remains. However, human remains could be encountered during earthwork, excavation, and grading activities associated with the Proposed Project.

California Health and Safety Code Section 7050.5, CEQA Section 15064.5, and PRC Section 5097.98 mandate procedures in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery. Specifically, California Health and Safety Code Section 7050.5 requires that if human remains are discovered within the project site, disturbance of the site shall remain halted until the coroner has conducted an investigation into the circumstances, manner, and cause of death, and made recommendations concerning the treatment and disposition of the human remains to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the PRC. If the coroner determines that the remains are not subject to his or her authority and if the coroner has reason to believe the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. Although soil-disturbing activities associated with the Proposed Project could

result in the discovery of human remains, compliance with existing law would ensure no significant impacts to human remains.

While unlikely, any accidental discovery of human remains during project construction and operation would be required to comply with all applicable laws and regulations establishing the proper handling of human remains. In addition, with compliance to these laws and regulations, implementation of CUL-1 would ensure that Proposed Project would result in a less than significant impact.

3.6 ENERGY

Would the project:

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less Than Significant Impact. The Proposed Project would result in short-term construction and long-term operational energy consumption. The following discusses the potential energy demands from activities associated with the construction and operation of part of the redeveloped Yucca Valley Community Center.

Short-Term Construction Impacts

Construction of the Proposed Project would create temporary increased demands for electricity and vehicle fuels compared to existing conditions.

Electrical Energy

Electricity use during construction of the Proposed Project would vary during different phases of construction. The majority of the construction equipment would be gas- or diesel-powered, any electric-powered construction equipment would be hand tools (e.g., power drills, table saws) and lighting. Thus, electricity usage during construction activities would be minimal and project-related construction activities would not result in wasteful or unnecessary electricity demands. Impacts would be less than significant, and no mitigation measures are necessary.

Natural Gas Energy

It is not anticipated that construction equipment used for the Proposed Project would be powered by natural gas, and no natural gas demand is anticipated during construction. Therefore, impacts would be less than significant, and no mitigation measures are necessary.

Transportation Energy

Transportation energy use during construction of the Proposed Project would come from delivery vehicles, haul trucks, and construction employee vehicles. In addition, transportation energy demand would come from use of off-road construction equipment. It is anticipated that the majority of off-road construction equipment, such as those used during grading and demolition, would be gas or diesel powered.

The use of energy resources by vehicles and equipment would fluctuate according to the phase of construction and would be temporary. In addition, all construction equipment would cease operating upon completion of project construction. Thus, impacts related to transportation energy use during construction would be temporary and would not require expanded energy supplies or the construction of new infrastructure. Furthermore, to limit wasteful and unnecessary energy consumption, the construction contractors would be required to minimize nonessential idling of construction equipment during construction, in accordance with the California Code of Regulations, Title 13, Article 4.8, Chapter 9, Section 2449.

Construction trips would also not result in unnecessary use of energy because the project site is centrally located and is served by numerous regional freeway systems (e.g., SR-62 and SR-247) that provide the most direct routes from various areas of the region. Thus, energy use during construction of the Proposed Project would not be considered inefficient, wasteful, or unnecessary. Impacts would be less than significant.

Long-Term Impacts During Operation

Operation of the Proposed Project would generate new demand for electricity, natural gas, and transportation energy on the project site. For this analysis, it is assumed the proposed restroom would result in electricity and natural gas demands for heating and cooling while the proposed outdoor lighting would result in electricity demands.

Electrical Energy

Electrical service to the project site would be provided by Southern California Edison (SCE) through connections or modifications to existing offsite electrical lines that would be consistent with Town and service providers' requirements. As shown in Table 6, *Electricity Consumption*, implementation of the Proposed Project would result in 52,521 kilowatt hours of electricity use per year.

Table 6 Electricity Consumption

Land Use	Electricity (kWh/year)[1]
Proposed Project Conditions	
Building	3,815
Outdoor Lighting[2]	31,536
Parking Lot	17,170
Total	52,521

Source: CalEEMod Version 2022.1.
Note: kWh = kilowatt hour.
[1] The annual electricity demand is based on the square footage of the proposed restroom building and parking lot.
[2] Outdoor lighting electricity consumption based on hardscape square footage.

While the Proposed Project would result in a higher electricity demand than existing conditions, it would be designed and constructed consistent with the requirements of the Building Energy Efficiency Standards and California Green Building Standards Code (CALGreen) requirements. In addition to the proposed building energy efficiency, SCE is required to comply with the state's renewable portfolios standard (RPS), which mandates utilities to procure a certain proportion of electricity from eligible renewable and carbon-free sources and increasing the proportion through the coming years with an ultimate procurement requirement of 100

percent by 2045. The RPS requirements would support use of electricity by the Proposed Project that is generated from renewable or carbon-free sources. Overall, the Proposed Project would generally be consistent with the goals outlined in Appendix F of the CEQA Guidelines regarding increasing energy efficiency, decreasing reliance on fossil fuels, and increasing renewable energy sources. Because the Proposed Project would comply with these regulations, it would not result in wasteful, inefficient, or unnecessary electricity demands. Therefore, operation of the Proposed Project would result in a less than significant impact related to electricity.

Natural Gas Energy

As shown in Table 7, *Natural Gas Consumption*, the new building would generate an average natural gas demand of 17,154 kilo British thermal units per year.

Table 7 Natural Gas Consumption

Land Use	Natural Gas (kBTU/year)[1]
Proposed Project Conditions	
Building	17,154

Source: CalEEMod Version 2020.4.0.
Note: kBTU = kilo British thermal units.
[1] The annual natural gas demand is based on the square footage of the proposed restroom building.

While the Proposed Project would result in a higher natural gas demand than existing conditions onsite, it would be designed and constructed consistent with the requirements of the Building Energy Efficiency Standards. Compliance with these State standards would contribute to reducing natural gas demands and decreasing overall reliance on fossil fuels. Overall, the Proposed Project would not result in wasteful or unnecessary natural gas demands. Therefore, impacts would be less than significant, and no mitigation measures are necessary.

Transportation Energy

Transportation energy associated with the Proposed Project would be from vehicle trips generated by patrons. The efficiency of these motor vehicles (average miles per gallon) is unknown and highly variable. Thus, estimates of transportation energy use are based on the overall vehicle miles traveled (VMT) and related transportation energy use.

Based on the traffic study, the Proposed Project would result in an additional 580 weekday and 584 weekend daily vehicle trips (Appendix D). As described in the traffic study, the proposed programming at the new pickleball courts would primarily consist of nearby Morongo Basin residents and the pickleball tournaments would divert existing regional trips from the Jacobs Park site to the project site. Expanding the pickleball facilities in the Morongo Basin would also reduce the need to travel to other pickleball facilities in the Coachella Valley. The basketball court and skate park components of the Proposed Project would replace existing facilities with facilities of similar scale. Therefore, these uses are not expected to generate substantial new trips or VMT growth and will continue to be used by residents in the Town. Lastly, since the Proposed Project would fall into

the category of a local-serving public facility, the Proposed Project would be screened from requiring a detailed VMT analysis and is assumed to have a less than significant impact on VMT.

Moreover, fuel efficiency of vehicles after buildout would on average improve compared to vehicle fuel efficiencies experienced under existing conditions, resulting in a lower per capita fuel consumption assuming travel distances, travel modes, and trip rates remain the same. The improvement in fuel efficiency would be attributable to the statewide fuel reduction strategies and regulatory compliances (e.g., CAFE standards), resulting in new cars that are more fuel efficient and the attrition of older, less fuel-efficient vehicles. The CAFE standards are not directly applicable to land use development projects, but to car manufacturers. Thus, the staff and visitors do not have direct control in determining the fuel efficiency of vehicles that are manufactured and available. However, compliance with the CAFE standards by car manufacturers would ensure that vehicles produced in future years have greater fuel efficiency and would generally result in an overall benefit of reducing fuel usage by providing the population of the project site's region more fuel-efficient vehicle options. Therefore, impacts would be less than significant and no mitigation measures are necessary.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less Than Significant Impact. The following evaluates consistency of the Proposed Project with California's Renewables Portfolio Standard program and the Southern California Association of Governments' (SCAG) Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS).

California Renewables Portfolio Standard Program

The state's electricity grid is transitioning to renewable energy under California's Renewable Energy Program. Renewable sources of electricity include wind, small hydropower, solar, geothermal, biomass, and biogas. Electricity production from renewable sources is generally considered carbon neutral. Executive Order S-14-08, signed in November 2008, expanded the state's renewable portfolios standard (RPS) to 33 percent renewable power by 2020. This standard was adopted by the legislature in 2011 (SB X1-2). Senate Bill 350 (de Leon) was signed into law September 2015 and establishes tiered increases to the RPS—40 percent by 2024, 45 percent by 2027, and 50 percent by 2030. Senate Bill 350 also set a new goal to double the energy-efficiency savings in electricity and natural gas through energy efficiency and conservation measures.

On September 10, 2018, Governor Brown signed SB 100, which supersedes the SB 350 requirements. Under SB 100, the RPS for public owned facilities and retail sellers consist of 44 percent renewable energy by 2024, 52 percent by 2027, and 60 percent by 2030. Additionally, SB 100 also established a new RPS requirement of 50 percent by 2026. The bill also established a state policy that eligible renewable energy resources and zero-carbon resources supply 100 percent of all retail sales of electricity to California end-use customers and 100 percent of electricity procured to serve all state agencies by December 31, 2045. Under SB 100 the state cannot increase carbon emissions elsewhere in the western grid or allow resource shuffling to achieve the 100 percent carbon-free electricity target.

The statewide RPS goal is not directly applicable to individual development projects, but to utilities and energy providers such as SCE, which is the utility that would provide all of electricity needs for the Proposed Project. Compliance of SCE in meeting the RPS goals would ensure the state in meeting its objective in transitioning

to renewable energy. The Proposed Project would also be designed and constructed to comply with the latest Building Energy Efficiency Standards and CALGreen. Therefore, implementation of the Proposed Project would not conflict or obstruct implementation of California's RPS Program and impacts would be less than significant.

3.7 GEOLOGY AND SOILS

Would the project:

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Less Than Significant Impact. The project site is not in a currently established Alquist-Priolo Earthquake Fault Zone for fault rupture hazard (CGS 2024a). The Pinto Mountain Fault is the closest fault to the project site and extent of its zone lies just north of the project site and within a few hundred feet (0.25-miles). However, no active faults with the potential for surface fault rupture are known to pass directly beneath the site (CGS 2024b). As such, the project site is not located on a Alquist-Priolo Earthquake Fault Zone and no impact would occur.

ii) Strong seismic ground shaking?

Less Than Significant Impact. As stated previously, the project site is not located within an established Alquist-Priolo Earthquake Fault Zone (CGS 2024a). However, like all areas in Southern California, movement associated with the active faults could cause strong ground motion at the project site. The degree of ground shaking and earthquake-induced damage is dependent on multiple factors, such as distances to causative faults, earthquake magnitudes, and expected ground accelerations. The closest active fault is the Pinto Mountain fault located approximately a quarter of a mile north of the project site (CGS 2024b). Movement along this fault, or other regional faults, could result in seismic ground shaking on the project site. The Town's Hazard Mitigation Plan (HMP) includes shake intensity maps for the two most prominent faults in the region (San Andreas and Landers Faults). As shown in the HMP, the project site sits within an area having very strong shake intensities (Yucca Valley 2018). The Proposed Project would be required to comply with the seismic design parameters of the California Building Code (CBC) (CCR Title 24) and the Yucca Valley Ordinance No. 303, which reflects standards set by the 2022 CBC (Yucca Valley 2022d). The CDC would ensure that buildings on-site could withstand ground shaking. Therefore, a less than significant impact related to ground shaking would occur.

iii) Seismic-related ground failure, including liquefaction?

Less Than Significant Impact. Liquefaction refers to loose, saturated sand or gravel deposits that lose their load capability when subjected to intense shaking. Primary factors that trigger liquefaction are moderate to strong ground shaking (seismic source), relatively clean and loose granular soils (primarily poorly graded sands and silty sands), and saturated soil conditions (shallow groundwater).

According to the Yucca Valley Geologic Hazards Overlay map, the site is not located in a geologic hazard zone and located in an area of very low seismic hazard (Yucca Valley 2014d; Yucca Valley 2018). A search of the CGS Earthquake Zones of Required Investigation online map indicated the project site has not been evaluated by CGS for liquefaction hazards. (CGS 2024c). However, as previously described in Section 3.7(a)(ii), the Proposed Project would be required to comply with the CBC and the Town Code. Therefore, potential impacts related to liquefication would be less than significant.

iv) Landslides?

No Impact. The project site is in a relatively flat area, and does not contain, nor is adjacent to, any slope or hillside. As such, the Proposed Project would not result in or be in the path of landslides. Additionally, the Proposed Project would not cause potential substantial adverse effects related to slope and instability or seismically induced landslides. As previously described in Section 3.7(a)(ii), the Proposed Project would be required to comply with the CBC and the Town Code. Therefore, no impact would occur.

b) Result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. Soil erosion increases substantially by earth-moving activities if erosion control measures are not used. The following is a discussion of the potential erosion impacts resulting from the Proposed Project's construction and operational phases.

Construction Phase

Construction of the Proposed Project would result in excavation and exposure of underlying soils that could result in soil erosion. Construction of the Proposed Project would involve earthwork, such as grading and excavating, and construction equipment and vehicle use that could track soil off-site. Additionally, natural processes, such as wind and rain, could further lead to soil erosion during construction. However, construction of the Proposed Project would be required to comply with local and state codes regulating construction activities and soil erosion.

Concerning State regulations, the Proposed Project would be required to obtain a Construction General Permit (CGP) issued by the State Water Resources Control Board (SWRCB). The CGP is a requirement that minimizes water pollution from construction activities, including erosion. Since the Proposed Project activities would occur on greater than 1 acre (approximately 4.5 acres total) of land, the proposed improvements at the project site would be subject to the National Pollution Discharge Elimination System (NPDES) permitting regulations, including the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP). The Proposed Project's construction contractor would be required to prepare and implement a SWPPP and associated best management practices (BMPs) in compliance with the CGP during grading and construction.

Adherence with existing state and local laws regulating construction activities would minimize soil erosion from project-related construction activities. Therefore, soil erosion impacts from project construction would be less than significant.

Operation Phase

The Proposed Project includes the redevelopment of an approximately 4.5-acre area of the Yucca Valley Community Center by reconstructing existing amenities, and adding new amenities such as Parking, Athletic facilities, fencing, landscaping, and lighting. Earth-moving activities would occur during construction of the Proposed Project, and not occur during the operation stage. Implementation of erosion control and adherence to all requirements would result in a less than significant impact.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

Less Than Significant Impact. As described previously, the project site is relatively flat, and does not contain, nor is adjacent to, any slope or hillside. The Proposed Project would not create a slope and on or off-site landslides and liquefaction would not occur.

Lateral spreading is a phenomenon where large blocks of intact, non-liquefied soil move downslope on a large, liquefied substratum. The mass moves toward an unconfined area, such as a descending slope or stream-cut bluff and has been known to move on slope gradients as little as one degree.

Subsidence and collapse are generally due to substantial overdraft of groundwater or underground petroleum reserves. Collapsible soils may appear strong and stable in their natural (dry) state, but they rapidly consolidate under wetting, generating large and often unexpected settlements. Seismically induced settlement consists of dynamic settlement of unsaturated soil (above groundwater) and liquefaction-induced settlement (below groundwater). These settlements occur primarily in low-density sandy soil due to the reduction in volume during and shortly after an earthquake. The project site is not mapped within areas of recorded subsidence due to groundwater pumping, peat loss, or oil extraction (USGS 2024). Additionally, the Proposed Project would be constructed in compliance with the applicable CBC. CGS 2024bTherefore, potential impacts would be less than significant.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Less Than Significant Impact. Expansive soils contain certain types of clay minerals that shrink or well as the moisture content changes; the shrinking or swelling can shift, crack, or break structures built on such soils. Arid or semiarid areas with seasonal changes of soil moisture experiences, such as southern California, have a higher potential of expansive soils than areas with higher rainfall.

According to the CGS Geologic Map of California, General rock types (Q) underlain the project site. The general lithology are marine and non-marine (continental) sedimentary rocks of Pleistocene-Holocene age. The site has Alluvium, lake, playa, and terrace deposits, which are unconsolidated and semi-consolidated. Based on

a soil search the USDA's Web Soil Survey online database, the site does not have specifies soil units, however they are described as being soil in the Mojave Desert Area, West Central Part (USDA 2024). Soil types in the Mohave Series consist of very deep, well drained soils in mixed alluvium (NCSS 2006). The soil in the area is not susceptible to expansion due to its property types. Additionally, as described in Section 3.7(a), the Proposed Project would be required to comply with the CBC and the Town Code to ensure safety and adequate building construction. Therefore, impacts related to expansive soils would be less than significant.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

No Impact. The Proposed Project does not propose the use of septic tanks or alternative wastewater disposal systems. The project site within the Yucca Valley Community Center. The Proposed Project would connect to existing wastewater infrastructure. No impacts related to septic systems would occur.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant Impact With Mitigation Incorporated. Paleontological resources are fossils, that is, the recognizable remains or evidence of past life on earth; including bones, shells, leaves, tracks, burrows, and impressions. The potential for paleontological resources at the project site is considered low as identified in the Town of Yucca Valley General Plan EIR (The Planning Center 2013). Additionally, California Public Resources Code, Chapter 1.7, Sections 5097.5 prohibits persons from knowingly and willfully excavating upon or removing, destroying, injuring, or defacing any vertebrate paleontological site, including fossilized footprints or other paleontological feature. Therefore, the potential to uncover paleontological resources in the project site is low. However, in the unlikely event that paleontological resources are discovered during ground-disturbing activities, Mitigation Measure GEO-1 would be implemented. Mitigation Measure GEO-1 would require appropriate treatment of unearthed paleontological resources during construction. Potential impacts to unknown paleontological resources would be mitigated to less than significant through the implementation of Mitigation Measures GEO-1.

Mitigation Measures

GEO-1 In the event that fossils or fossil-bearing deposits are discovered during construction, excavations within 50 feet of the find shall be temporarily halted or diverted. The contractor shall notify a qualified paleontologist to examine the discovery. The paleontologist shall document the discovery as needed, in accordance with Society of Vertebrate Paleontology standards, evaluate the potential resource, and assess the significance of the finding under the criteria set forth in CEQA Guidelines Section 15064.5. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the project proponent determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the project based on the qualities that make the resource important. The excavation plan shall be submitted to the Town of Yucca Valley for review and approval prior to implementation. Any fossils recovered during mitigation shall be offered to an accredited and

permanent scientific institution or other educational institutions for the benefit of current and future generations.

3.8 GREENHOUSE GAS EMISSIONS

Scientists have concluded that human activities are contributing to global climate change by adding large amounts of heat-trapping gases, known as greenhouse gases (GHGs), into the atmosphere. The primary source of these GHG is fossil fuel use. The Intergovernmental Panel on Climate Change (IPCC) has identified four major GHGs—water vapor, carbon dioxide (CO2), methane (CH4), and ozone (O3)—that are the likely cause of an increase in global average temperatures observed within the 20th and 21st centuries. Other GHG identified by IPCC that contribute to global warming to a lesser extent include nitrous oxide (N2O), sulfur hexafluoride (SF6), hydrofluorocarbons, perfluorocarbons, and chlorofluorocarbons.[1,2]

This section analyzes the project's contribution to global climate change impacts in California through an analysis of project-related GHG emissions. Information on manufacture of cement, steel, and other "life cycle" emissions that would occur as a result of the Proposed Project are not applicable and are not included in the analysis.[3] Black carbon emissions are not included in the GHG analysis because the California Air Resources Board (CARB) does not include this pollutant in the State's Senate Bill 32 (SB 32) and Assembly Bill 1279 (AB 1279) inventory and treats this short-lived climate pollutant separately (CARB 2017).[4] A background discussion on the GHG regulatory setting and GHG modeling can be found in Appendix A to this Initial Study.

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the Proposed Project:

1 Water vapor (H2O) is the strongest GHG and the most variable in its phases (vapor, cloud droplets, ice crystals); however, water vapor is not considered a pollutant because it is considered part of the feedback loop rather than a primary cause of change.

2 Black carbon contributes to climate change both directly, by absorbing sunlight, and indirectly, by depositing on snow (making it Black carbon contributes to climate change both directly, by absorbing sunlight, and indirectly, by depositing on snow (making it melt faster) and by interacting with clouds and affecting cloud formation. Black carbon is the most strongly light-absorbing component of particulate matter (PM) emitted from burning fuels such as coal, diesel, and biomass. However, state and national GHG inventories do not include black carbon due to ongoing work resolving the precise global warming potential of black carbon. Guidance for CEQA documents does not yet include black carbon.

3 Life cycle emissions include indirect emissions associated with materials manufacture. However, these indirect emissions involve numerous parties, each of which is responsible for GHG emissions of their particular activity. The California Resources Agency, in adopting the CEQA Guidelines Amendments on GHG emissions found that lifecycle analyses was not warranted for project-specific CEQA analysis in most situations, for a variety of reasons, including lack of control over some sources, and the possibility of double-counting emissions (CNRA 2018). Because the amount of materials consumed during the operation or construction of the Project is not known, the origin of the raw materials purchased is not known, and manufacturing information for those raw materials are also not known, calculation of life cycle emissions would be speculative. A life-cycle analysis is not warranted (OPR 2008).

4 Particulate matter emissions, which include black carbon, are analyzed in Section 3.3, Air Quality. Black carbon emissions have sharply declined due to efforts to reduce on-road and off-road vehicle emissions, especially diesel particulate matter. The share of black carbon emissions from transportation is dropping rapidly and is expected to continue to do so between now and 2030 as a result of California's air quality programs. The remaining black carbon emissions will come largely from woodstoves/fireplaces, off-road applications, and industrial/commercial combustion (CARB 2022).

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less Than Significant Impact. Global climate change is not confined to a particular project area and is generally accepted as the consequence of global industrialization over the last 200 years. A typical project, even a very large one, does not generate enough greenhouse gas emissions on its own to influence global climate change significantly; hence, the issue of global climate change is, by definition, a cumulative environmental impact.

Implementation of the Proposed Project would result in redevelopment of part of the existing Yucca Valley Community Center with pickleball courts, basketball courts, outdoor lighting, shaded seating areas and bleachers, restroom building, fencing and landscaping; expansion of the parking lot; and reconstruction of the skate park. The Proposed Project would generate GHG emissions from vehicle trips associated with staff and visitors, energy use (i.e., electricity and natural gas), area sources (e.g., equipment used on-site, consumer products, coatings), water/wastewater generation, and waste disposal. Annual average construction emissions were amortized over 30 years and included in the emissions inventory to account for one-time GHG emissions from the construction phase of the Proposed Project.

Table 8, *Project-Related Operation GHG Emissions*, shows project-related GHG emissions in comparison to both MDAQMD's daily and annual significance thresholds. The total GHG emissions onsite from the Proposed Project would not exceed the MDAQMD's daily and annual GHG thresholds, and the Proposed Project's cumulative contribution to GHG emissions is less than significant.

Table 8 Project-Related Operation GHG Emissions

Source	Max Daily (lbs CO_2e/day)	Annual ($MTCO_2e$/year)
Construction		
2024	46,241	72
2025	4,148	76
MDAQMD GHG Threshold	548,000	90,718 (100,000 tons)
Exceeds Threshold?	No	No
Operation		
Mobile	5,631	848
Area	<1	<1
Energy	26	4
Energy – Outdoor Lighting[2]	30	5
Water	<1	<1
Waste	4	1
Refrigerants	<1	<1
Amortized Construction Emissions[1]	1,680	5
Total Emissions	7,371	863
MDAQMD's Threshold	548,000	90,718 (100,000 tons)
Exceeds Threshold	No	No

Source: CalEEMod, Version 2022.1, MDAQMD 2020.
Notes: MTons = metric tons; $MTCO_2e$ = metric ton of carbon dioxide equivalent
[1] Construction emissions are amortized over a 30-year project lifetime per recommended South Coast AQMD Working Group methodology (South Coast AQMD 2009).
[2] Outdoor lighting emissions based on hardscape square footage and SCE's 2025 carbon intensity factors.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

No Impact. Applicable plans adopted for the purpose of reducing GHG emissions include CARB's Scoping Plan and SCAG's Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). A consistency analysis with these plans is presented below.

CARB Scoping Plan

CARB's latest Climate Change Scoping Plan (2022 Scoping Plan) outlines the State's strategies to reduce GHG emissions in accordance with the targets established under AB 32, SB 32, and AB 1279 (CARB 2022). The Scoping Plan is applicable to State agencies and is not directly applicable to cities/counties and individual projects. Nonetheless, the Scoping Plan has been the primary tool that is used to develop performance-based and efficiency-based CEQA criteria and GHG reduction targets for climate action planning efforts.

Statewide strategies to reduce GHG emissions in the 2022 Climate Change Scoping Plan include: implementing SB 100, which expands the RPS to 60 percent by 2030; expanding the Low Carbon Fuel Standards (LCFS) to 18 percent by 2030; implementing the Mobile Source Strategy to deploy zero-electric vehicle buses and trucks; implementing the Sustainable Freight Action Plan; implementing the Short-Lived Climate Pollutant Reduction Strategy, which reduces methane and hydrofluorocarbons to 40 percent below 2013 levels by 2030 and black carbon emissions to 50 percent below 2013 levels by 2030; continuing to implement SB 375; creating a post-2020 Cap-and-Trade Program; and developing an Integrated Natural and Working Lands Action Plan to secure California's land base as a net carbon sink.

Statewide strategies to reduce GHG emissions include the low carbon fuel standards, California Appliance Energy Efficiency regulations, California Renewable Energy Portfolio standard, changes in the CAFE standards, and other early action measures as necessary to ensure the State is on target to achieve the GHG emissions reduction goals of AB 32, SB 32, and AB 1279. In addition, new developments are required to comply with the current Building Energy Efficiency Standards and CALGreen. The Proposed Project would comply with these GHG emissions reduction measures since they are statewide strategies. Therefore, the Proposed Project would not obstruct implementation of the 2022 Scoping Plan, and impacts would be less than significant.

SCAG's Regional Transportation Plan/Sustainable Communities Strategy

SCAG adopted the 2024-2050 RTP/SCS, Connect SoCal, in April 2024. Connect SoCal is a long-term plan for Southern California region that details the development, integrated management and operation of transportation systems and facilities that will function as an intermodal transportation network for the SCAG metropolitan planning area (SCAG 2024). This plan outlines a forecasted development pattern that demonstrates how the region can sustainably accommodate needed housing and job centers with multimodal mobility options. The overarching vision is to expand alternatives to driving, advance the transition to clean-transportation technologies, promote integrated and safe transit networks, and foster transit-oriented development in compact and mixed-use developments (SCAG 2024). In addition, Connect SoCal is supported by a combination of transportation and land use strategies that outline how the region can achieve California's

GHG-emission-reduction goals and federal Clean Air Act requirements. The projected regional development, when integrated with the proposed regional transportation network in Connect SoCal, would reduce per-capita GHG emissions related to vehicular travel and achieve the GHG reduction per capita targets for the SCAG region.

The Connect SoCal Plan does not require that local general plans, specific plans, or zoning be consistent with the SCS, but provides incentives for consistency to governments and developers. The Proposed Project would involve redevelopment of a portion of the existing Yucca Valley Community Center and would not generate a VMT impact. The Proposed Project would not change the underlying zoning or uses on the project site and would enhance the available athletic facilities to serve the existing needs of the Town. Therefore, the Proposed Project would not interfere with SCAG's ability to implement the regional strategies in Connect SoCal, and impacts would be less than significant.

3.9 HAZARDS AND HAZARDOUS MATERIALS

Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?

Less Than Significant Impact.

Construction

The Proposed Project's construction would require small amounts of hazardous materials, including fuels, grease, and other lubricants as well as coatings such as paint. The handling, use, transport, and disposal of hazardous materials during the construction phase of the Proposed Project would comply with existing regulations of several agencies—the United States Environmental Protection Agency (EPA), San Bernardino County Environmental Health Division, California Division of Occupational Safety and Health, United States Occupational Safety and Health Administration, and United States Department of Transportation.

Construction of the Proposed Project would maintain equipment and construction supplies on-site, including equipment to contain and clean small spills of hazardous materials used during construction. However, construction activities would not involve a significant amount of hazardous material, and the use of these hazardous materials would be temporary. Furthermore, under the Occupational Safety and Health Act of 1970, employers are responsible for providing a safe and healthy workplace. Pursuant to Title 29 of the Code of Federal Regulations, Part 1910.1200 of the Occupational Safety and Health Act, the project applicant would ensure training for construction workers on the proper use, storage, and disposal of hazardous materials. Title 29 states that "[e]mployers shall provide employees with effective information and training on hazardous chemicals in their work area at the time of their initial assignment…. Information and training may be designed to cover categories of hazards (e.g., flammability, carcinogenicity) or specific chemicals." All on-site activities during construction would be required to adhere to federal, state, and local regulations for the management and disposal of hazardous materials. Therefore, the construction of the Proposed Project would not create a

significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. A less than significant impact would occur.

Operation

The operation of the Proposed Project as an outdoor athletic facility may require the use of potentially hazardous cleaners, solvents, paints, other common maintenance products, and gasoline/diesel. These custodial products and paints would be used in relatively small quantities, be clearly labeled, and stored and transported in compliance with federal, state, and local requirements. In small quantities, these common commercial items are not considered hazardous materials that could result in a significant hazard to the public or the environment. With the exercise of normal safety practices and compliance with regulatory compliance measures (such as Title 29 above), the operation of the Proposed Project would not create substantial hazards to the public or the environment through the routine transport, use, or disposal of hazardous materials. Therefore, a less than significant impact would occur.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less Than Significant Impact. The operation of the Proposed Project as an outdoor athletic facility may require the use of potentially hazardous cleaners, solvents, paints, other common maintenance products, and gasoline/diesel. These custodial products and paints would be used in relatively small quantities, be clearly labeled, and stored and transported in compliance with federal, state, and local requirements. In small quantities, these common commercial items are not considered hazardous materials that could result in a significant hazard to the public or the environment. With the exercise of normal safety practices and compliance with regulatory compliance measures (such as Title 29 above), the operation of the Proposed Project would not create substantial hazards to the public or the environment through the routine transport, use, or disposal of hazardous materials. Therefore, a less than significant impact would occur.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact. The nearest school to the project site is Yucca Valley High School, which is approximately 0.7-mile south of the project site and is not within one-quarter mile of an existing or proposed school (Yucca Valley 2022f). Due to distance from the school and the nature of the Proposed Project, the Proposed Project is not expected to result in any emissions-related safety hazards within one-quarter mile of a school.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Less Than Significant Impact.

Seven environmental databases were searched for hazardous materials sites on the site and within a quarter-mile radius:

- GeoTracker. State Water Resources Control Board (SWRCB 2024)
- EnviroStor. Department of Toxic Substances Control (DTSC 2024a)
- EJScreen. US Environmental Protection Agency (USEPA 2024a)
- EnviroMapper. US Environmental Protection Agency (USEPA 2024b)
- Cortese List: California Department of Toxic Substances Control (DTSC 2024b)
- Solid Waste Information System (SWIS). California Department of Resources Recycling and Recovery (CalRecycle 2024a)
- CalEPA Regulated Site Portal. California Environmental Protection Agency (CalEPA 2024).

Table 9 Hazardous Waste Sites Within 0.25 Mile

Site Address	Database	Identifier	Cleanup Status	Proximity to Site
Hi-Desert Water District Ion-Exchange Treatment Facility Yucca Valley, CA (L10001524666)	CalEPA	Land Disposal Site (L10001524666)	Active	460 feet Northeast
John's Garage 7024 Old Woman Springs Road Yucca Valley, CA (10899067)	CalEPA	Chemical Storage Facilities/Hazardous Waste Generator	Active	975 feet East
Yucca Valley 76 57266 29 Palms Highway Yucca Valley, CA (10043449)	CalEPA	Chemical Storage Facilities/Hazardous Waste Generator/Underground Storage Tank	Active	1,245 feet Southeast
Grocery Outlet Yucca Valley 57200 29 Palms Highway Suite 101 Yucca Valley, CA (10043515)	CalEPA	Chemical Storage Facility/Hazardous Waste Generator	Active	670 feet Southeast
Family Dollar #32516 57200 29 Palms Highway Yucca Valley, CA (10846159)	CalEPA	Chemical Storage Facility/Hazardous Waste Generator	Active	650 feet Southeast
Yucca Valley Senior Housing 57096 29 Palms Highway Yucca Valley, CA (791117)	CalEPA	Water Discharge Requirements	Active	900 feet Southwest

Sources: CalEPA 2024.

Based on a search of the seven databases, six locations were identified on CalEPA Regulated Site Portal. As seen in Table 9, *Hazardous Waste Sites Within 0.25 Mile*, four of the five sites operate as Chemical Storage Facilities and as Hazardous Waste Generators. The Yucca Valley 76 site includes an Underground Storage Tank, and the Yucca Valley Senior Housing site is subject to Water Discharge Requirements. All sites but the Yucca Valley Senior Housing site, are regulated by the San Bernardino County Fire Protection District under the San Bernardino County Certified Unified Program Agency (CUPA) (San Bernardino County Fire Protection

District 2024a). Each site is periodically subject to evaluations for compliance. As such, the Yucca Valley 76 site has six open violations. Four of the open violations are related to the Underground Storage Tank onsite and two are related to the site being a Hazardous Waste Generator. Given that the storage tanks are underground, the hazardous waste stored on site only consists of five unlabeled drums and the Uniform Hazardous Waste Manifests were not available at the time of the evaluation, and the intervening development between the project site and this site, impacts would be less than significant. Additionally, the Yucca Valley Senior Housing site is evaluated by the Colorado River Regional Water Quality Control Board and does not consist of any violations.

The development of the Proposed Project is limited to the project site and would not disturb the sites listed in Table 9. The Proposed Project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government code Section 65962.5 and would not create a significant hazard to the public or the environment. Therefore, a less than significant impact would occur.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles or a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

Less Than Significant Impact. The proposed project is located within 2 miles of an existing airport runway. The Yucca Valley Airport is located approximately 0.3-mile northeast of the project site. The Yucca Valley Airport Land Use Compatibility evaluated the noise contours for future conditions near the airport. As stated in the Yucca Valley General Plan, discussing the noise contours near the airport, Policy N 1-2 would require noise-reducing site design and building construction in residential and mixed-use projects in areas with outdoor levels in excess of 65dBA CNEL (Yucca Valley 2022f). Further, the General Plan explains that no portions of the Town are located within the 65dBA CNEL noise contours of any airport.

The Yucca Valley General Plan EIR states that there are areas of the Town surrounding the airport where the height of structures is limited. The project site is located in an area where the height of structures are limited to at most 35 feet in height (The Planning Center 2013). The Proposed Project would construct a restroom building and shade structures which would be up to 16 feet in height. The structures would be below the maximum height allowed for the area surrounding the airport. Therefore, impacts would be less than significant.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. The Town does not have an adopted emergency response plan or emergency evacuation plan. According to the Town of Yucca Valley General Plan, the Yucca Valley Local Hazards Mitigation Plan (LHMP) would be updated with emergency evacuation routes; however, the LHMP has not been updated with evacuation routes (Yucca Valley 2022a; 2018). The General Plan states the Town's Circulation Plan routes are considered the backbone routes for evacuation purposes The Town has an established Hazard Mitigation Plan which is monitored quarterly. The Proposed Project is not expected to impair or physically interfere with the Town's adopted Hazard Mitigation Plan or the methods discussed within to respond to emergency. The Proposed Project would have a less than significant impact.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

Less Than Significant Impact. As discussed further in section 3.20a, the project site is located within a local responsibility area (LRA) as a non-Very High Fire Hazard Severity Zone (VHFHSZ). The project site is not located in state responsibility area (SRA), or lands classified as VHFHSZ. The project site abuts a FHSZ to the north and residential properties 0.10 miles east of the project site are designated as a VHFHSZ in an LRA. The project site is not located within the Wildland Urban Interface (WUI); however, the project site is bounded to the north and the west by the WUI. As such, the Proposed Project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires. Therefore, impacts would be less than significant.

3.10 HYDROLOGY AND WATER QUALITY

Would the project:

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less Than Significant Impact. The US Environmental Protection Agency (EPA) establishes national water quality standards. Pursuant to Section 402 of the Clean Water Act, the EPA has also established regulations under the National Pollution Discharge Elimination System (NPDES) program to control direct stormwater discharges. The Colorado River Regional Water Quality Control Board (CRRWQCB) administers the NPDES permitting programs for the Town of Yucca Valley and is responsible for developing waste discharge requirements. CRRWQCB requirements include those requiring preparation and implementation of water quality management plan (WQMP) to control contaminants into storm drain systems, educate the public about stormwater impacts, detect and eliminate illicit discharges, control runoff from construction sites, and implement BMPs and site-specific runoff controls and treatments. The project site is currently developed with athletic facilities associated with the Yucca Valley Community Center; areas of the project site that are not developed are disturbed. Implementation of the Proposed Project would include earthwork (such as grading and trenching) to support the construction of the proposed project.

Construction and operation of the Proposed Project have the potential to discharge sediment and pollutants to storm drains and receiving waters, thereby leading to a potential water quality impact. The Proposed Project would be required to obtain a State Water Resources Control Board NPDES Construction General Permit. The NPDES Construction General Permit and preparation of a Stormwater Pollution Prevention Plan would include BMPs to reduce water quality impacts, including various measures to control on-site erosion, reduce sediment flows into stormwater and wind erosion; reduce tracking of soil and debris into adjacent roadways and off-site areas; and manage wastes, materials, wastewater, liquids, hazardous materials, stockpiles, equipment, and other site conditions to prevent pollutants from entering the storm drain system. Inspections, reporting, and stormwater sampling and analysis are also required to ensure that visible and nonvisible pollutants are not discharged off-site. Implementation of the provisions of the NPDES permits and compliance with Town grading requirements would minimize construction impacts through BMPs that reduce construction-related

pollutants. This would ensure that the construction of the proposed project does not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality, and impacts would be less than significant.

The Proposed Project would develop the majority of the project site with impervious surfaces, which would reduce the potential for erosion and soil siltation during operation. Under project conditions, stormwater would percolate into the ground or be directed to stormwater infrastructure onsite and in the public rights-of-way. The Proposed Project would include stormwater infrastructure that would be designed consistent with Town Code Section 9.32.110, *Stormwater Management,* that is intended to minimize stormwater runoff and increase infiltration through the implementation of BMPs in landscape and grading design plans. This would ensure that the operation of the Proposed Project does not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality, and impacts would be less than significant.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less Than Significant Impact. Groundwater hydrology impacts may occur from extracting groundwater from water supply needs, increasing or decreasing groundwater recharge, intercepting, and removing groundwater from cuts or excavations, or remediation of contaminated groundwater. The project site is located in the Warren Valley Basin (CDWR 2024). The project site is currently developed with a skate park, basketball courts, and parking lot. Runoff from the Proposed Project would go directly into the ground or the storm drains located in the existing parking lot and surrounding public rights-of-way.

The Proposed Project would result in an increase in impervious surfaces compared to the existing conditions with the installation of an expanded parking lot and new pickleball courts. The increase in impervious surfaces due to the Proposed Project would not substantially decrease groundwater supplies or interfere with groundwater recharge as the project site is not used for groundwater recharge activities nor extraction. Therefore, the Proposed Project would not substantially interfere with rainwater percolating into the groundwater.

The Town's water is supplied by the Hi Desert Water District (HDWD) and comes from groundwater. The groundwater is supplied by the Warren Valley Basin and the Ames Basin, with the majority of the groundwater coming from the Warren Valley Basin (WVBW 1991). The annual recharge of the Warren Valley Basin is 900 acre-feet per year. The Yucca Valley area also receives water from the State Water Project (SWP) (WVBW 1996). Water usage from the proposed project would be minimal and would consist of irrigation for landscaping and water for the restroom building. Additionally, the Proposed Project does not include new groundwater wells that would extract groundwater from the aquifer. Construction and operation of the Proposed Project would not lower the groundwater table or deplete groundwater supplies. Therefore, the Proposed Project would not interfere with groundwater recharge and impacts would be less than significant.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i) Result in a substantial erosion or siltation on- or off-site?

Less Than Significant Impact. No streams or rivers traverse the project site, which is currently developed with athletic facilities and largely disturbed. Development of the Proposed Project would not involve alteration of the river's course. However, construction of the Proposed Project would require grading activities that could lead to potential erosion and siltation impacts. During construction, soil on the project site would be disturbed, which could lead to an increased potential for wind and water erosion. If not controlled, the transport of these materials to local waterways may temporarily increase suspended sediment concentrations and release pollutants attached to sediment particles into local waterways. However, as discussed in Threshold 3.10(a), above, the Town will obtain a NPDES Construction General permit and prepare a SWPPP that will outline and include BMPs to reduce to control on-site erosion, reduce sediment flows into stormwater and wind erosion; reduce tracking of soil and debris into adjacent roadways and off-site areas and other site conditions to prevent pollutants from entering the storm drain system. Further, the Proposed Project would include stormwater infrastructure that would be designed to minimize stormwater runoff and increase infiltration through the implementation of BMPs in landscape and grading design plans (consistent with Town Code Section 9.32.110, *Stormwater Management*). Therefore, the proposed project would not substantially alter the existing drainage pattern of the project site through the alternation of a stream or river or through the additional of impervious surfaces in that manner that would result in substantial erosion or siltation on- or off-site. Overall, the adherence to the existing regulations and the Town Code, would ensure that the project impacts related to alteration of a drainage pattern and erosion/siltation would be less than significant.

ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?

Less Than Significant Impact. According to the Federal Emergency Management Agency (FEMA), the north and northwest portions of the project site are in Zone X, which indicates a zone of 0.2 percent annual chance flood hazard or area of 1 percent annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. Additionally, an approximately 30 to 80-foot wide area along the northern side of the project site from the northern project site boundary extending onto the project site is within Zone AE, which indicates an area without flood elevation and located in a low-lying area near a regulatory floodway. The project site is outside but adjacent to a regulatory floodway (FEMA 2024). The regulatory floodway is described as a channel of a river or other watercourse, where the adjacent land areas must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation of more than its designed height. The portion of the project site within Zone X includes the southern portion of the skate park, the basketball courts, and undeveloped but disturbed land. The portion of the project site within Zone AE currently includes the majority of the skate park and undeveloped and disturbed land.

With implementation of the proposed project, the portion of the project site within Zone X would include the new basketball courts, a portion of the seating areas and northern pickleball courts, and southern portion of the skate park, bathroom, walkways, and landscaping. With implementation of the Proposed Project, the area within Zone AE would be developed with the new skate park (in the same location as the existing skate park), the northern portion of the northern basketball court, the northern portion of two pickleball courts, a portion of the proposed walkway and landscaping.

The proposed improvements within Zone AE and X are replacing existing facilities within these areas (e.g. skate park and basketball courts) and adding additional new impervious surfaces (such as the seating areas, walkways, bathroom, and pickleball courts). While the Proposed Project would increase impervious surfaces within the flood zones, the Proposed Project does not include any large buildings or structures that would divert or substantially increase the rate of runoff. The Proposed Project would be required to be constructed in accordance with the California Building Code (as amended by the Town Code), Town Code Section 8.04.050, *Provisions for Flood Hazard Reduction: Standards of Construction*, and Town Code Section 9.18.050, *Flood Plain Safety Overlay District Development Standards*. Additionally, the Proposed Project would include stormwater infrastructure consistent with Town Code Section 9.32.110. Compliance with the California Building Code, the Town Code, and project features (such as no large buildings and stormwater infrastructure) would ensure that the proposed project would not substantially alter the existing drainage pattern of the project site through the alternation of a stream or river or through the additional of impervious surfaces in that manner that would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite. Therefore, impacts would be less than significant.

iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Less Than Significant Impact. The project site is developed with an existing skate park, surface parking, and basketball courts. The Proposed Project would not involve the alteration of any natural drainage or watercourse. As discussed in Threshold 3.10(a), the Proposed Project would be required to implement BMPs during construction and stormwater infrastructure during operation that would control the amount of stormwater leaving the project site. Specifically, the project site would be graded to allow for drainage and BMPs, which would ensure runoff would leave the project site at a rate similar to existing conditions. Hazardous materials used on-site during construction and operation for cleaning and maintenance would be properly handled, stored, and used. The Proposed Project would not exceed the capacity of existing stormwater drainage systems and would not create substantial additional sources of polluted runoff. Therefore, impacts would be less than significant.

iv) Impede or redirect flood flows?

Less Than Significant Impact. The Proposed Project would not impede or redirect flood flows. The project site is located along a regulated floodway and the northwestern portion of the project site is within flood Zones AE and X. As discussed under Threshold 3.10(c)(ii), the Proposed Project would not contain large buildings or structures or uneven terrain that would impede or redirect flood flows. The Proposed Project would be required to be constructed in accordance with the California Building Code (as amended

by the Town Code), Town Code Section 8.04.050, *Provisions for Flood Hazard Reduction: Standards of Construction*, and Town Code Section 9.18.050, *Flood Plain Safety Overlay District Development Standards.* Additionally, the Proposed Project would include stormwater infrastructure consistent with Town Code Section 9.32.110. Compliance with the California Building Code, the Town Code, and project features (such as no large buildings and stormwater infrastructure) would ensure that the proposed project would not impede or redirect flood flows. Therefore, impacts would be less than significant.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Less Than Significant Impact. The project site is located along a regulated floodway and the northwestern portion of the project site is within flood Zones AE and X (see Threshold 3.10(c)(ii) above). Yucca Valley Town Code Chapter 9.18 outlines location and development standards for development within the Floodplain Safety Overlay. The purpose of the overlay and its accompanying development requirements is to provide for "greater public safety, promote public health, and minimize public and private economic losses due to flood conditions by establishing regulations for development and construction within flood prone areas" (Yucca Valley 2014d). Yucca Valley Town Code Chapter 9.18 outlines floodplain review procedures and development restrictions within each of the Town's floodplain review areas. Additionally, the chapter outlines development standards for new construction within the floodplain safety overlay. The Proposed Project would be required to comply with the California Building Code (as amended by the Town Code), Town Code Section 8.04.050, *Provisions for Flood Hazard Reduction: Standards of Construction*, and Section 9.18.050, *Flood Plain Safety Overlay District Development Standards*. Therefore, there is no risk of pollutant release due to inundation from flood hazard. A less than significant impact would occur.

A tsunami is a series of ocean waves caused by a sudden displacement of the ocean floor, most often due to earthquakes. The project site is approximately 85 miles inland from the Pacific Ocean. Therefore, the Proposed Project would not risk release of pollutants due to tsunamis. A less than significant impact would occur.

A seiche is a surface wave created when a body of water is shaken, usually by earthquake activity. Seiches can occur at water storage facilities, such as reservoirs, and lakes. Seiches can cause inundation if the wave overflows a containment wall. Wild Canyon Dam, approximately 13 miles south of the project site, is the closest dam to the project site. The inundation path for Wild Canyon Dam is in southwest direction from the dam, away from the project site (DWR 2024). Therefore, the Proposed Project would not risk release of pollutants due to seiches. A less than significant impact would occur.

While the Proposed Project is expected to use small amounts of hazardous materials during construction and operation (e.g., paints, cleaners, oils, etc.), the construction and operation of the Proposed Project would be required to comply with applicable regulations for proper handling, usage, and storage of potentially hazardous materials (see Section 3.9, *Hazards and Hazardous Materials*). Therefore, the Proposed Project would not release pollutants due to project inundation.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less Than Significant Impact. The quality of surface and groundwater is affected by land uses in the watershed and the composition of subsurface geologic materials. Water quality in surface and groundwater bodies is regulated by the State Water Resources Control Board and the RWQCB. The Town of Yucca Valley is under the jurisdiction of the CRRWQCB, which is responsible for implementation of state and federal water quality protection guidelines in the vicinity of the project site. RWQCB implements the Water Quality Control Plan for the Colorado River Basin (Basin Plan), a master policy document for managing water quality issues in the region. Additionally, the project site is within the Warren Valley Basin with management of the basin written in the Warren Valley Basin Management Plan.

As discussed in 3.10(a), (b), and (c), the Proposed Project would not obstruct the implementation of a water quality control plan or sustainable groundwater management plan. The Proposed Project would be required to implement a SWPPP during construction to reduce potential impacts to surface water and comply with the Town's NPDES standards and Town Code. The Proposed Project would not adversely affect water quality or groundwater quality. Implementation of the Proposed Project would not conflict with or obstruct implementation of any water quality control plan. Therefore, impacts would be less than significant.

3.11 LAND USE AND PLANNING

Would the project:

a) Physically divide an established community?

No Impact. The Proposed Project is partially developed with an existing skate park, basketball court, and parking lot. The undeveloped portion of the project site is part of the Yucca Valley Community Center Athletic facilities. The Proposed Project improvements would be limited to the project site and no community would be physically divided. The Proposed Project would occur within the boundaries of the project site. Therefore, no impact would occur.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

No Impact. The Proposed Project would include development of additional athletic facilities to the Yucca Valley Community Center. The project site is zoned as Public/Quasi-Public Civic Center-Library (P/QP CC-L) with a general plan land use designation of Public/Quasi-Public (P/QP). The project site's zoning and general plan land use designation allows for recreation facilities by-right (Yucca Valley 2022a; Yucca Valley 2014a). Additionally, the Proposed Project would not alter or modify the project site's current land use and zoning designations. Development of the Proposed Project would not conflict with any applicable land use plans, policies or regulations. Therefore, there would be no impact.

3.12 MINERAL RESOURCES

Would the project:

a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?

No Impact. In 1975, the State legislature adopted the Surface Mining and Reclamation Act (SMARA). This designated Mineral Resources Zones that were of statewide or regional importance. The classifications used to define MRZs are:

- **MRZ-1.** Areas where the available geologic information indicates no significant mineral deposits or a minimal likelihood of significant mineral deposits.
- **MRZ-2.** Areas where the available geologic information indicates that there are significant mineral deposits or that there is a likelihood of significant mineral deposits.
- **MRZ-3.** Areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined.
- **MRZ-4.** Areas where there is not enough information available to determine the presence or absence of mineral deposits.

Based on the California Geological Survey Mineral Land Classification mapper, the project site is outside of areas mapped for mineral resource classification. However, a small portion in the western portion of the Town is in an MRZ-4 (DOC 2024c). Additionally, the Town does not contain any active mines or processing facilities to process or extract potential mineral resources (DOC 2024d). The project site is not used for mineral extraction. Given the nature of the Proposed Project, the distance of the project site, and the lack of active mining operations within the Town, there would be no impacts.

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. As discussed in 3.12(a), the project site is outside of areas mapped for mineral resource classification. The Town does not contain any active mines or processing facilities to process or extract potential mineral resources. The General Plan of Yucca Valley does not discuss mineral resources (Yucca Valley 2022a; 2022c). The project site is not used for mineral extraction. Development of the Proposed Project would not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. Therefore, no impacts would occur.

3.13 NOISE

Environmental Setting

Noise is defined as unwanted sound. It is known to have several adverse effects on people, including hearing loss, speech and sleep interference, physiological responses, and annoyance. Based on these known adverse effects of noise, the federal government, State of California, and Town of Yucca Valley have established criteria to protect public health and safety and to prevent disruption of certain human activities. Noise modeling was prepared by PlaceWorks in August 2024 which is summarized herein and included as Appendix C. Additional information on noise and vibration fundamentals and applicable regulations are also contained in Appendix C.

Sensitive Receptors

Certain land uses are particularly sensitive to noise and vibration. The Town of Yucca Valley General Plan Noise Element identifies include, but are not limited to residential uses, hospitals and medical facilities, residential care facilities, places of worship, schools, daycare centers, and parks. The nearest noise sensitive receptors to the project site are single-family residential uses to the west and south of the project site.

Existing Conditions

The project site is between a predominantly residential neighborhood to the west, retail commercial uses to the east, a community center, museum, and Town Hall to the south, and BMX track and open space to the north. The existing noise environment is characterized primarily by traffic noise on State Route 62, Antelope Trail and Dumosa Avenue. Typical conditions would include noise from parking lot movements, children yelling and playing on park grounds, dogs barking, typical residential activities, birds, and wind noise also contribute to the existing ambient noise environment.

Ambient Noise Monitoring

Three short-term (15-minute) measurement locations were selected and conducted around the proposed site for Yucca Valley Community Center Athletic Facility (Project Site). All measurements were conducted Thursday, May 23, 2024 between the hours of 2:00 PM and 3:30 PM.

The short-term sound level meter used (Larson Davis LxT) for noise monitoring satisfies the American National Standards Institute (ANSI) standard for Type 1 instrumentation. The short-term sound level meter was set to "slow" response and "A" weighting (dBA). The meter was calibrated prior to and after each monitoring period. All measurements were at least 5 feet above the ground and away from reflective surfaces. Short-term measurement locations are described below and shown in Figure 7, *Approximate Noise Monitoring Locations*, and results are summarized in Table 10, *Short-Term Noise Measurements Summary in A-weighted Sound Levels*.

Figure 7 - Approximate Noise Monitoring Locations

Source: Nearmap 2024.

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- **Short-Term Location 1 (ST-1)** was conducted at the terminus of the residential portion of Cassia Drive from which extended an unpaved path in the Yucca Valley Community Center property. The measurement was conducted approximately 770 feet west of the project site in the northeastern portion of the Yucca Valley Community Center. The 15-minute noise measurement began at 2:57 PM on Thursday, May 23, 2024. The noise environment is characterized by residential noise including cars driving past on adjacent streets, dogs barking, and crows cawing. Twice within the 15-minute period a truck drove past the meter from the paved portion of the street into the unpaved, gravel-covered portion. Noise levels measured 50.1 dBA Leq and 64.5 dBA L_{max} during the measurement period at ST-1.

- **Short-Term Location 2 (ST-2)** was conducted north of the Yucca Valley Community Center Building, between the building and the parking lot north of the building. A 15-minute noise measurement began at 2:32 PM on Thursday, May 23, 2024. The noise environment at the time of the measurement included the noise from the air conditioning system running at the Community Center. Other aspects of the noise environment included cars parking and leaving the adjacent parking lot, a family sitting on the lawn in front of the Community Center, approximately 50 feet from the meter, and the sounds of crows cawing in the vicinity. Noise levels measured 51.5 dBA Leq and 66.3 dBA Lmax during the measurement period at ST-2.

- **Short-Term Location 3 (ST-3)** was conducted approximately 70 feet west of the Yucca Valley Senior Center, next to the backyard of the residence on 57044 Antelope Trail. A 15-minute noise measurement began at 2:11 PM on Thursday, May 23, 2024. The noise environment is characterized primarily distant traffic noise on Highway 62, approximately 700 feet south of the monitoring location. Other noise sources included birds chirping, park visitors talking at the nearby south parking lot, and a plane flying overhead. Noise levels measured 48.7 dBA Leq and 61.6 dBA Lmax during the measurement period at ST-3.

Table 10 Short-Term Noise Measurements Summary in A-weighted Sound Levels

Monitoring Location	Description	15-minute Noise Level, dBA						
		L_{eq}	L_{max}	L_{min}	L_{50}	L_{25}	L_8	L_2
ST-1	Near front lawn of 56962 Cassia Drive, 2:57 PM	50.1	64.5	43.3	48.5	50.1	52.3	56.4
ST-2	North of the Yucca Valley Community Center building at the north parking lot, 2:32 PM	51.5	66.3	43.0	48.4	50.3	52.8	61.3
ST-3	Approximately 70 feet west of the Yucca Valley Senior Center, north of the residence on 57044 Antelope Trail, 2:11 PM	48.7	61.6	44.0	46.7	48.0	51.2	56.0

Source: Appendix C.

Applicable Standards

Town of Yucca Valley Municipal Code

The Town of Yucca Valley Municipal Code includes noise regulations (referred to generally as the Noise Ordinance). The Town of Yucca Valley's regulations with respect to noise are included in Chapter 9.34,

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Performance Standards, of the Town Code. Section 9.34.080 (C) (1), Noise Standards, presents exterior noise standards for the various land uses measured at any residential, professional services, other commercial, industrial land uses (Yucca Valley 2024c). These standards are presented in Table 11, *Exterior Noise Level Standards for Stationary Sources*.

Table 11 Exterior Noise Level Standards for Stationary Sources

Affected Land Uses	7:00 a.m. – 10:00 p.m. dBA Leq	10:00 p.m. – 7:00 a.m. dBA Leq
Residential	55	45
Professional Services	55	55
Other commercial	60	60
Industrial	70	70

Source: Yucca Valley 2024c; Town of Yucca Valley Municipal Code 9.34.080, Table 3-15

Section 9.34.080 of the Municipal Code consists of exemptions from noise emanating sources associated with different uses. Section 9.34.080 (F) (3) exempts noise associated with temporary construction, maintenance, repair, or demolition activities, between the hours of 7:00 a.m. or after 10:00 p.m. except Sundays and federal holidays (Yucca Valley 2024c).

Section 9.34.090 (A) of the Municipal Code states that no ground vibration shall be allowed that can be felt without the aid of instruments at or beyond the lot line, nor shall any vibration be allowed which produces a particle velocity greater than or equal to 0.2 inch per second measured at or beyond the lot line. However, Section 9.34.090 (C) exempts temporary construction maintenance or demolition activities between the hours of 7:00 a.m. or after 10:00 p.m. (Yucca Valley 2024c).

The Town of Yucca Valley does not have a quantified threshold for temporary construction noise. Therefore, to determine impact significance, the Federal Transit Administration (FTA) criteria are used in this analysis. A construction noise impact would occur if project construction generates noise levels greater than 80 dBA Leq at noise sensitive residential property lines.

Would the project result in:

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less Than Significant Impact.

Construction Noise

Noise generated by on-site construction equipment is based on the type of equipment used, its location relative to sensitive receptors, and the timing and duration of noise-generating activities. Each phase of construction involves different types of equipment and has distinct noise characteristics. Noise levels from construction

activities are typically dominated by the loudest three pieces of equipment. The dominant equipment noise source is typically the engine, although work-piece noise (such as dropping of materials) can also be noticeable.

The noise produced at each construction phase is determined by combining the Leq contributions from the top-three loudest pieces of equipment used at a given time, while accounting for the ongoing time-variations of noise emissions (commonly referred to as the usage factor). Heavy equipment, such as a dozer or a loader, can have maximum, short-duration noise levels of up to 85 dBA at 50 feet. However, overall noise emissions vary considerably, depending on what specific activity is being performed at any given moment.

Noise attenuation due to distance, the number and type of equipment, and the load and power requirements to accomplish tasks at each construction phase would result in different noise levels from construction activities at a given receptor. Since noise from construction equipment is intermittent and diminishes at a rate of 6 dBA per doubling of distance (conservatively disregarding other attenuation effects from air absorption, ground effects, and shielding effects provided by intervening structures or existing solid walls), the average noise levels at noise-sensitive receptors could vary considerably, because mobile construction equipment would move around the site (site of each development phase) with different equipment mixes, loads, and power requirements.

The Proposed Project would demolish the skate park and basketball courts and remove trees on the project site (including up to 75 Western Joshua trees) to construct the Proposed Project. The Proposed Project would include the construction of 16 pickleball courts, a reconstructed skate park, two new basketball courts replacing the existing courts, a parking lot, tables and seating, and a 400 square feet restroom building.

The expected construction equipment mix was estimated and categorized by construction activity using the Federal Highway Administration Roadway Construction Noise Model (RCNM). Average noise levels from project-related construction activities are calculated by modeling the three loudest pieces of equipment per activity phase. Equipment for grading and site preparation is modeled at spatially averaged distances (i.e., from the acoustical center of the general construction site to the property line of the nearest receptors) because the area around the center of construction activities best represents the potential average construction-related noise levels at the various sensitive receptors for mobile equipment. Similarly, construction noise from demolition is modeled from the center of the project site. Building construction and architectural coating are measured from the edge of the proposed buildings to the nearest sensitive receptors. Additionally, paving is measured from the edge of the nearest paving areas to the nearest sensitive receptors. Results are summarized in Table 12, *Project Related Construction Noise Levels (dBA)*, at the nearest receptors. Construction noise levels near existing residences to the west and south were modeled between 54 dBA and 63 dBA Leq at the nearest noise sensitive residences to the south and east to the project site and between 59 dBA and 70 dBA Leq at the Community Center to the south. Construction noise levels would not exceed the FTA threshold of 80 dBA Leq at noise sensitive uses near the project site. Therefore, construction noise impacts would be less than significant.

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Table 12 Project-Related Construction Noise Levels (dBA)

Construction Activity Phase	Noise Levels in dBA L_{eq}			
	RCNM Reference Noise Level	Receptor to West along Barberry Avenue	Receptors to South along Antelope Trail	Community Center to South
Distance in feet	50	645	625	280
Demolition	85	63	63	70
Site Preparation	85	63	63	70
Grading	85	63	63	70
Distance in feet	50	500	525	280
Building Construction	80	60	60	65
Architectural Coating	74	54	54	59
Distance in feet	50	470	460	250
Paving	80	61	61	66
Exceeds FTA's 80 dBA L_{eq} Threshold?		No	No	No

Notes: Distance measurements were taken using Google Earth (2024).
dBA L_{eq} = Energy-Average (L_{eq}) Sound Levels.
Source: FHWA's RCNM software.
See Appendix C for calculations

Operational Noise

The Proposed Project's primary onsite operational noise sources would include existing skatepark activities and the addition of pickleball and basketball courts. The Proposed Project would add up to 26 parking spaces adjacent to the existing parking lot. Additionally, the proposed facilities would include one restroom building to be installed in a central location in the seating area, adjacent to both the basketball courts and pickleball courts. The building would not introduce new stationary sources such as heating ventilation and cooling (HVAC) equipment). Operational noise for the Proposed Project activities would include skate park, basketball courts, pickleball courts, and additional parking noise.

A project will normally have a significant effect on the environment related to traffic noise if it substantially increases the ambient noise levels for adjoining areas. Most people can detect changes in sound levels of approximately 3 dBA under normal, quiet conditions, and changes of 1 to 3 dBA under quiet, controlled conditions. Changes of less than 1 dBA are usually indiscernible. A change of 5 dBA is readily discernible to most people in an outdoor environment. Noise levels above 55 dBA L_{eq} are normally unacceptable at sensitive receptor locations such as residences, based on the Town Code (Yucca Valley 2024d). Based on this, a significant impact would occur if the following operational noise increases occur relative to the existing noise environment:

- 3 dBA in ambient noise environments of less than 55 L_{eq}
- 5 dBA in ambient noise environments of less than 50 dBA L_{eq}

Based on existing noise monitoring results shown in Table 10, a significant operational noise impact occurs when the thresholds above are exceeded and the contribution of the Proposed Project to existing operational noise is calculated to be greater than 5 dBA L_{eq} for residential and non-noise sensitive uses.

Skate Park

The proposed skate park will be demolished and redesigned in the same location as the existing skate park. The existing and proposed skatepark are located on the northern boundary of the project site. Skate Park hours of operation would not change from existing activity. Project noise estimates are based on previously measured noise levels of skate park activity. This analysis assumes 8 active skaters consisting of general noise of speech from skaters, grinding on rail and slamming on ramps. Average noise levels measure 59 dBA Leq at a distance of 50 feet from the center of the skate park area. Accounting for distances from the proposed skate park, noise levels would be 39 dBA Leq at the nearest residential property line (510 feet to the west) to the proposed redesigned skate park and would not exceed the daytime threshold of 55 dBA Leq per section 9.34.080 (C) (1). Furthermore, skate park noise would only cause a 0.1 dBA to 0.8 dBA increase over measured noise levels at short term noise monitoring locations and would not result in a substantial increase over ambient conditions. Thus, noise impacts from skate park activities would be less than significant.

Basketball Courts

The two proposed basketball courts will be added east of the skate park. Project noise estimates are based on noise levels of basketball court activity measured by BKL (2022). This analysis assumes both ends of court in use with half-court game of 3 on 3 (six players total) on one end of the court and an individual training session at the other end. General noise consisted of dribbling and bouncing the basketball and impacts with the hoop and backboard. Average noise levels measure 61 dBA Leq at 3 feet from the court edge. Accounting for distances from the proposed basketball courts, noise levels would be 38 dBA Leq at the nearest residential property line (545 feet to the south) to the proposed basketball courts and would not exceed the daytime threshold of 55 dBA Leq per section 9.34.080 (C) (1). Furthermore, basketball court noise would only cause a 0.3 dBA to 0.6 dBA increase over measured noise levels at short term noise monitoring locations and would not result in a substantial increase over ambient conditions. Thus, noise impacts from basketball activities would be less than significant.

Pickleball Courts

The 14 proposed pickleball courts will be constructed on the eastern-central section of the project site. Pickleball noise consists of ball hits, when the ball contacts the paddle and the ground, and voice communication between players. Noise produced when the ball contacts the paddle may described as instantaneous and brief with rapid decay, or impulsive noise with a duration of less than two milli seconds. Pickleball noise predominantly travels in the direction of play versus the sides of the court.[5] Effective ways to reduce pickleball noise at sensitive receptors is to increase the distance from pickleball courts to receptors, orientation of pickleball courts, barriers, earthen berms, and requiring the use of quieter paddles and balls.

Instantaneous pickleball noise levels have been measured to range between 70 dBA and 75 dBA Lmax during a single ball strike with the paddle. Measurements of pickleball noise have resulted in noise levels ranging between 55 dBA Leq and 59 dBA Leq at 50 feet from the perimeter of the court, depending on the number of active courts. For this analysis, a conservative noise level of 65 dBA Leq has been applied to project pickleball

[5] Spendiarian & Willis Acoustics & Noise Control LLC, https://www.acousticalnoise.com/noise-control/why-are-your-pickleball-courts-receiving-complaints-from-neighbors/

noise to account for all proposed courts being active for an hour. Accounting for distances from the proposed pickleball courts, noise levels would be 43 dBA Leq at a distance of 600 feet to the residential receptor to the south, and would be 42 dBA Leq at a distance of 710 to the residential receptor to the west of proposed pickleball courts and would not exceed the daytime threshold of 55 dBA Leq per section 9.34.080 (C). Furthermore, pickleball court noise increases would range from 0.8 dBA to 1 dBA increase over measured noise levels at short term residential noise monitoring locations and would not result in a substantial increase (+5 dBA) over ambient conditions, as discussed above. Thus, noise impacts from pickleball activities would be less than significant.

Parking

The Proposed Project includes the addition of 26 new parking spaces adjacent to the existing parking lot that servers the community park. The existing parking lot currently has approximately 81 parking spaces. Parking lot noise would consist of vehicles idling and maneuvering, doors opening and closing, and voices in the parking lot areas and driveways. Noise levels associated with parking lot activity is approximately 60 dBA Leq at 50 feet, resulting in noise levels of 48.7 dBA Leq at the nearest residential property line (505 feet to the south) and would not exceed the daytime threshold of 55 dBA Leq per section 9.34.080 (C). Furthermore, parking lot noise would only cause a 0.2 dBA to 4.4 dBA increase over measured noise levels at short term noise monitoring locations, with the largest increase of 4.4dBA occurring on-site. Further, these increases would not result in a substantial increase (+5 dBA) over ambient conditions. Thus, noise impacts from parking lot activities would be less than significant.

Operational Off-Site Traffic Noise

A project will normally have a significant effect on the environment related to traffic noise if it substantially increases the ambient noise levels for adjoining areas. Most people can detect changes in sound levels of approximately 3 dBA under normal, quiet conditions, and changes of 1 to 3 dBA under quiet, controlled conditions. Changes of less than 1 dBA are usually indiscernible. A change of 5 dBA is readily discernible to most people in an outdoor environment. Noise levels above 65 dBA CNEL are normally unacceptable at sensitive receptor locations such as residences, and noise environments in these areas would be considered degraded. Based on this, a significant impact would occur if the following traffic noise increases occur relative to the existing noise environment:

- 1.5 dBA in ambient noise environments of 65 dBA CNEL and higher
- 3 dBA in ambient noise environments of 60 to 64 dBA CNEL
- 5 dBA in ambient noise environments of less than 60 dBA CNEL

Based on existing traffic noise modeling using the Federal Highway Administration (FHWA) RD-77-108 Traffic Noise Prediction Model, a significant traffic noise impact occurs when the thresholds above are exceeded under cumulative conditions (with project) and the contribution of the Proposed Project to future traffic is calculated to be greater than 5 dBA CNEL for Antelope Trail, Dumosa Lane and the Park Driveway because existing traffic noise levels are below 60 dBA CNEL.

The proposed redevelopment of the community center is anticipated to increase visitors. Traffic volume data for the new trips associated with the Proposed Project are provided by Fehr & Peers. Trip generation is estimated using the Institute of Transportation Engineers (ITE) code 490 for the proposed pickleball courts (2024). The Proposed Project would increase existing daily trips to 580 weekday daily trips and 584 weekend daily trips on the immediate roadway network in the project area. The data provided by the traffic engineer presents the street and locations with scenarios for existing and existing with project conditions. With the addition of project trips 580 weekday daily trips and 584 weekend daily trips, noise levels along the segments of Antelope Trail, Dumosa Lane, and Park Driveway would increase by 0.5 dBA, 3.4 dBA, and 0.3 dBA, respectively. Table 13, *Project-Related Increases in Traffic Noise*, dBA CNEL at 50 Feet shows the project trip addition of project trips would not result in a 5 dBA increase over existing conditions. Therefore, traffic noise impacts would be less than significant.

Table 13 Project-Related Increases in Traffic Noise, dBA CNEL at 50 Feet

	Segment		Traffic Noise Increase Existing CNEL at 50 Feet		
Roadway	From	To	Existing No Project	Existing with Proposed Project	Existing Increase
Antelope Trail	West of Park Driveway	Barberry Avenue	53	53	0.5
Antelope Trail	Park Driveway	Dumosa Lane	54	55	0.5
Antelope Trail	Park Driveway	Dumosa Lane	50	53	3.4
Dumosa Lane	Antelope Trail	29 Palms Highway	55	56	1.1
Park Driveway	Antelope Trail	North of Site	43	44	0.3

Source: Appendix D.
See Appendix C for calculations.

b) Generation of excessive groundborne vibration or groundborne noise levels?

Less Than Significant Impact. Potential vibration impacts associated with development projects are usually related to the use of heavy construction equipment during the demolition phase of construction. Construction can generate varying degrees of ground vibration depending on the construction procedures and equipment. Construction equipment generates vibration that spreads through the ground and diminishes with distance from the source. The effect on buildings in the vicinity of the construction site varies depending on soil type, ground strata, and receptor-building construction. The effects from vibration can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibrations at moderate levels, to slight structural damage at the highest levels. Vibration from construction activities rarely reaches the levels that can damage structures.

Architectural Damage

For reference, a peak particle velocity of 0.20 in/sec PPV is used as the limit for nonengineered timber and masonry buildings (which would apply to the off-site surrounding residential structures) (FTA 2018). Table 14, *Vibration Impact Levels for Typical Construction Equipment*, shows typical construction equipment vibration levels and reference vibration levels at a distance of 25 feet. The nearest construction activity associated with the

3. Environmental Analysis

Proposed Project would occur closest to the Community Center building approximately 215 feet to the south. At 215 feet, construction vibration levels would be up to 0.008 in/sec PPV or less, as shown in Table 14.

Table 14 Vibration Impact Levels for Typical Construction Equipment

	in/sec PPV			
Equipment	Reference Levels at 25 Feet	Residential receptors to West along Barberry Avenue at 470 feet[1]	Residential receptors to South along Antelope Trail at 460 feet[1]	Community Center Receptor to the South at 215 feet[1]
Vibratory Roller	0.21	0.003	0.003	0.008
Large Bulldozer	0.089	0.001	0.001	0.004
Loaded Trucks	0.076	0.001	0.001	0.003
Small Bulldozer	0.003	0.000	0.000	0.000

Source: FTA 2018. See Appendix C for calculations
[1] As measured from the edge of construction site using Google Earth Pro.

The Town of Yucca Valley does not have an established threshold for assessing construction vibration impacts. The FTA maximum acceptable vibration standard of 0.2 in/sec PPV for nonengineered timber and masonry buildings is applied for assessing vibration impacts from project construction-related activities. The nearest structure to the site's construction activities, the residential use to the west, is approximately 215 feet away from the proposed construction. At this distance, construction vibration from a vibratory roller would attenuate to 0.008 in/sec PPV or less. Proposed construction activities would not exceed the FTA vibration standard of 0.2 in/sec PPV at the building façade. Therefore, impacts from construction vibration would be less than significant.

Operational Vibration

The operation of the Proposed Project would not include any substantial long-term vibration sources from operations source. Thus, no impact would occur.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Less than Significant Impact. The proposed project is located within 2 miles of an existing airport runway. The Yucca Valley Airport is located approximately 0.3-mile northeast of the project site. The Yucca Valley Airport Land Use Compatibility evaluated the noise contours for future conditions near the airport. As stated in the Yucca Valley General Plan, discussing the noise contours near the airport, Policy N 1-2 would require noise-reducing site design and building construction in residential and mixed-use projects in areas with outdoor levels in excess of 65dBA CNEL (Yucca Valley 2022f). Further, the General Plan explains that no portions of the Town are located within the 65dBA CNEL noise contours of any airport.

The Proposed Project is an outdoor athletic facility project on a project site that is currently used for outdoor athletic facilities. The Proposed Project does not include residential nor mixed-use uses nor commercial uses

that could expose people residing or working in the project area to excessive noise levels. Therefore, a less than significant impact would occur.

3.14 POPULATION AND HOUSING

Would the project:

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

No Impact. The Proposed Project would be constructed within the existing Yucca Valley Community Center. The Proposed Project would enhance the available athletic facilities to serve the existing needs of the Town of Yucca Valley. Construction of the Proposed Project would include temporary employment and would conclude after the Proposed Project has been completed. Operation of the Proposed Project would not create new employment opportunities that could result in a greater demand for local housing, because the proposed athletic facilities would be overseen by the existing Yucca Valley Community Center staff. The Proposed Project would continue to utilize the existing roads and infrastructure; with no new roads, expanded utility lines, or housing are proposed. Therefore, project development would not induce substantial population growth in the area, either directly or indirectly. Therefore, no impact would occur.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. The Proposed Project would be constructed within the existing Yucca Valley Community Center. No housing exists on the project site or the Yucca Valley Community Center. As such, there would be no relocation or construction of replacement housing. Therefore, no impact would occur.

3.15 PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Request for information letters were submitted to San Bernadino County Fire Department and the San Bernadino County Sheriff's Department on August 5, 2024, and no responses were received.

a) Fire protection?

Less Than Significant Impact. The San Bernadino County Fire Department (SBCFD) – Fire Division 5 would provide fire suppression, inspection, fire safety, rescue and emergency response (emergency medical and paramedic ambulance transportation) services to the Town of Yucca Valley and the project site (SBCFPD 2022a). Yucca Valley Station #41 in the nearest fire station and is located at 57201 Twentynine Palms Highway in Yucca Valley, approximately 0.25 miles southeast of the project site (SBCFPD 2024b). The fire station would

provide fire protection and associated services to the project site. Mutual aid agreements with CAL Fire (CAL Fire BDU – Yucca Valley Fire Sation) and other nearby stations (Station #36 and #42) may also respond to calls from the project site and/or support fire protection needs at the project site (SBCFPD 2022).

Demand for fire protection services is generally tied to population growth. The Proposed Project would construct new athletic facilities on the project site and it would not increase the population of the project area. Therefore, the Proposed Project would not substantially increase the need for fire protection services. Impacts would be less than significant.

b) Police protection?

Less Than Significant Impact. The San Bernadino County Sheriff's Department (SBCSD) provides police services to the Town of Yucca Valley. SBCSD provides police protection services out of the Morongo Basin substation at 63665 Twentynine Palms Highway approximately 8.25 miles west of the project site (SBCSD 2024.

The Proposed Project may cause a very slight increase in demands for police services during construction from possible trespass, theft, and/or vandalism. Active construction areas would be fenced and monitored by the Yucca Valley Community Center staff when on-site. Any increase in police demands would be temporary and would not require construction of new or expanded police facilities. Activities at the Yucca Valley Community Center are under the supervision of the staff. The demand for police protection services generally corresponds to population. The Yucca Valley Community Center improvements would increase the number of patrons but would draw from the local population. Since the Proposed Project would not increase the area population, project implementation would not increase the demand for police services or generate a need for additional law enforcement facilities. Therefore, impacts would be less than significant.

c) Schools?

No Impact. The Morongo Unified School District (MUSD) provides school services to the Town of Yucca Valley (MUSD 2024). Demand for schools is largely generated by new housing developments. The Proposed Project would provide athletic improvements to the athletic facilities at the Yucca Valley Community Center and would not induce new population growth nor generate an increase in student enrollment. Therefore, no impacts to schools would occur.

d) Parks?

Less Than Significant Impact. The Town of Yucca Valley Recreation Department manages and operates nine built parks and two open spaces covering approximately 270 acres of the Town (Yucca Valley 2019). Typically, an increase in demand for parks is created by the development of new housing and/or population generating actions. The Proposed Project would improve the athletic facilities at the Yucca Valley Community Center, by constructing basketball courts, pickleball courts, reconstructing the existing skate park, providing tables and seating, a restroom building, and other improvements. The Proposed Project would increase the use of existing athletic facilities at the Yucca Valley Community Center. However, the Proposed Project would not induce development of new housing and therefore would continue to serve the existing population of Yucca

Valley. The Proposed Project would continue to serve the Town of Yucca Valley with improved athletic facilities and would not require the need for new parks or recreational facilities within the Town. Therefore, impacts would be less than significant.

e) Other public facilities?

No Impact. Physical impacts to public services are usually associated with population in-migration and growth, which increase the demand for public services and facilities. The Proposed Project would not result in impacts associated with the provision of other new or physically altered public facilities (e.g., libraries, hospitals, childcare, teen, or senior centers). The Proposed Project would not induce population growth. No impacts to other public facilities would occur.

3.16 RECREATION

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?

Less Than Significant Impact. The Town of Yucca Valley Parks and Facilities Department operates a total of nine parks and two open spaces encompassing a total of 270 acres within the Town (Yucca Valley 2019). Town is bounded by the Joshua Tree National Park which is cared for and maintained by the National Park Service. Additionally, the Town may utilize public recreational facilities from the Morongo Unified School District specifically the swimming pool located at the Yucca Valley High School and La Contenta Middle School multi-purpose room; and recreational facilities from local non-profits organizations which includes the Boys & Girls Club of Yucca Valley, Pop Ranch Memorial Park, and the Desert Christ Park.

The Proposed Project would provide improvements to the recreational facilities at the existing Yucca Valley Community Center. Improvements to the park would include constructing basketball courts, pickleball courts, reconstructing the existing skate park, providing tables and seating, a restroom building, and other improvements. The park would be open to the public and residents of the Town. Increases in demand for recreational services are generated by population growth and construction of housing. The proposed improvements would not construct new housing nor induce population growth. Although, the improvements may increase in use of recreational services at the Yucca Valley Community Center, existing residents will utilize the recreational facilities. The Proposed Project would not generate an increased demand for other existing neighborhood, regional facilities, or other recreational facilities and would not result in substantial physical deterioration of such facilities nor cause deterioration to accelerate. The Proposed Project would have less than significant impact.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

Less Than Significant Impact. The Proposed Project includes the development of recreational facilities on the existing the Yucca Valley Community Center property. The Proposed Project would serve the community. The Proposed Project would not include housing nor increase the local or regional population to necessitate

the construction or expansion of additional on-site or off-site recreational facilities. The Proposed Project would consist of constructing basketball courts, pickleball courts, reconstructing the existing skate park, providing tables and seating, a restroom building, and other improvements. Potential environmental impacts associated with the construction and operation of the Proposed Project are evaluated in this IS/MND. The Proposed Project does not include recreational facilities beyond what is evaluated in this IS/MND. Since the Proposed Project does not include residential units that could result in population growth, the Proposed Project would not require the construction nor expansion of recreational facilities. Therefore, impacts would be less than significant.

3.17 TRANSPORTATION

This section is based in part on the Yucca Valley Community Athletic Facility VMT Screening Assessment prepared by Fehr & Peers, dated July 11, 2024, and contained in Appendix D to this IS/MND.

Would the project:

a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Less Than Significant Impact. The Circulation Element of the Yucca Valley General Plan includes goals and policies that are meant to, "…safely move people, goods, and utilities throughout Town." Additionally, the "…Circulation Element is complementary to the Land Use Element. It provides for a transportation network and utilities framework that supports the uses identified in the Land Use Plan…" The Circulation Element also classifies certain roadways in the Town, identifies the future locations of bike facilities and a multi-use trail, and identifies important truck routes. The Circulation Element also states that the Town includes limited continuous sidewalks and that most roads in the Town lack sidewalks. Additionally, the Morongo Basin Transit Authority (MBTA) provide public transit bus service in the Town with Route 7B (Highway 62 and Sage Avenue) being the nearest bus stop (Yucca Valley 2022b; MBTA 2024).

The Proposed Project would be consistent with the land use identified in the General Plan and would comply with the Town Development Code including minimum parking requirements. The site is served by limited existing sidewalks. The project site is not located on or adjacent to any classified roadways or truck routes but is adjacent to a future Class 1 Bike Path, just north of the project site. The Proposed Project would increase vehicle trips, but the new vehicle trips would be minimal and would not impact roadway capacity; see Appendix D. Additionally, the Proposed Project would be located on the existing Yucca Valley Community Center and all construction materials, equipment, and personnel would be located on the project site. The Proposed Project would not interfere with any existing transit and truck routes or the adjacent Class 1 Bike Path. The Proposed Project would not construct any sidewalks or new driveways. As such, the Proposed Project would not conflict with any program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. Therefore, impacts would be less than significant.

b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?

Less Than Significant Impact. Vehicle delays and levels of service (LOS) have historically been used as the basis for determining the significance of traffic impacts as standard practice in California Environmental Quality Act (CEQA) documents. On September 27, 2013, SB 743 was signed into law, starting a process that fundamentally changed transportation impact analyses as part of CEQA compliance. SB 743 eliminated auto delay, LOS, and other similar measures of vehicular capacity or traffic congestion as the sole basis for determining significant impacts under CEQA. As part of the current CEQA Guidelines, the criteria "shall promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses" (Public Resources Code Section 21099(b)(1)). Pursuant to SB 743, the California Natural Resources Agency adopted revisions to the CEQA Guidelines on December 28, 2018, to implement SB 743. CEQA Guidelines Section 15064.3 describes how transportation impacts are to be analyzed after SB 743. Under the Guidelines, metrics related to "vehicle miles traveled" (VMT) were required beginning July 1, 2020, to evaluate the significance of transportation impacts under CEQA for development projects, land use plans, and transportation infrastructure projects. State courts ruled that under the Public Resources Code Section 21099, subdivision (b)(2), "automobile delay, as described solely by level of service or similar measures of vehicular capacity or traffic congestion shall not be considered a significant impact on the environment" under CEQA, except for roadway capacity projects.

Consistent with SB 743, the Office of Planning and Research (OPR) Technical Advisory, Yucca Valley's adopted VMT significance thresholds, and SBCTA's Recommended Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment, 2020, the Town can screen projects from project-level VMT assessment under the presumption that the project would result in a less-than-significant transportation impact. Typically, this presumption exists for small projects, local serving projects, projects located in VMT-efficient areas, and projects located in transit priority areas (TPAs).

VMT Screening Assessment

Local-serving project uses, such as local parks, are assumed to serve the local community and are not anticipated to contribute to regional VMT growth. Morongo Basin residents are currently the primary users of existing recreational facilities in the region including the Yucca Valley Community Center and Jacobs Park pickleball courts. Proposed programming at the new pickleball courts is expected to consist of local ladder leagues, clinics, tournaments, and open play. These programs are expected to be utilized primarily by Morongo Basin residents, with fewer than five percent of attendees residing outside the Morongo Basin.

Pickleball tournaments are proposed to be held twice a month at the project site, replacing the existing monthly tournaments at Jacobs Park, located in western Yucca Valley. Attendance information shows that these tournaments are primarily attended by Morongo Basin residents, with 72 percent of existing participants residing in Yucca Valley, Joshua Tree, or other Morongo Basin communities. The proposed tournaments are expected to draw attendees from the same communities, with some new regional trips generated. Existing regional trips will be diverted from Jacobs Park to the project site.

The basketball court and skate park components of the Proposed Project would replace existing facilities with facilities of similar scale. These uses are not expected to generate substantial new trips and would continue to

be used by residents in the Town. Table 15, *Current and Proposed Athletic Programming*, provides a summary of existing and the proposed programming for the Proposed Project.

Table 15 Current and Proposed Athletic Programing

	Existing		Proposed	
Activity	Frequency	Average Daily Attendance	Frequency	Average Daily Attendance
Recreational Uses				
Skate Park (Public Use)	Daily	12	Daily	15
Basketball Courts (Public Use)	Daily	12	Daily	12
Pickleball				
Ladder Leagues	Once Weekly	26	Twice Weekly	31
Clinics	Once Weekly	37	Twice Weekly	44
General Drop-In Use	Daily	20	Daily	24
Tournaments	Once Monthly	31	Twice Monthly	37

Source: Yucca Valley Community Athletic Facility VMT Screening Assessment by Fehr & Peers. See Appendix D.

The Proposed Project would also provide new pickleball courts to a portion of the town without existing facilities. Currently, the Town maintains four pickleball courts at Jacobs Park and one pickleball court at Paradise Park, located in eastern Yucca Valley. The addition of pickleball courts at the Yucca Valley Community Center, located in central Yucca Valley, will provide a more convenient alternative for residents in the immediate project area.

A geospatial analysis was conducted to understand how many households could potentially be served by the Proposed Project, compared to Jacobs Park and Paradise Park. Households with access to the different sites within a local one- and two-mile radius and a regional ten-mile radius were used to measure accessibility.

Comparing each park's local one- and two-mile radii, the Proposed Project site has similar access to homes as Jacobs Park, but over two times as many homes as Paradise Park. Since more homes are accessible within the local one- and two-mile radii, the project site would provide shorter trip distances than the Paradise Park site. Regional ten-mile radii household capture zones show similar numbers of households between all three facilities, with at most a ten percent difference, attributed to households in Desert Hot Springs; see Table 16, *Household Accessibility*, and Table 17, *Households per Court*.

Table 16 Household Accessibility

Location	Number of Courts	1-Mile Radius	2-Mile Radius	10-Mile Radius
Community Athletic Center	14	1,129	4,242	13,752
Jacobs Park 55680 Onaga Trail	4	1,467	4,229	12,436
Paradise Park 58938 Barron Drive	1	526	1,860	13,966

Source: Yucca Valley Community Athletic Facility VMT Screening Assessment by Fehr & Peers. See Appendix D.

Table 17 Households per Court

Location	Number of Courts	1-Mile Radius	2-Mile Radius	10-Mile Radius
Community Athletic Center	14	80.6	303	982.3
Jacobs Park 55680 Onaga Trail	4	366.8	1,057.3	3,109
Paradise Park 58938 Barron Drive	1	526	1,860	13,966

Source: Yucca Valley Community Athletic Facility VMT Screening Assessment by Fehr & Peers. See Appendix D.

Expanding pickleball facilities in the Morongo Basin would reduce the need to travel to other pickleball facilities in the Coachella Valley. Currently, prominent pickleball facilities in the Coachella Valley are over 30 miles away from the Proposed Project site. Providing new facilities locally would reduce the need for regional travel.

As such, the Proposed Project would not conflict or be inconsistent with CEQA Guidelines §15064.3, subdivision (b) and impacts would be less than significant.

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less Than Significant Impact. The Proposed Project would not add or alter any on-site or off-site access or circulation features that would create or increase any design hazards or incompatible uses. Vehicular access to the Yucca Valley Community Center and the project site would continue to occur via properly designed driveways. The Proposed Project would not construct any new driveways. The Proposed Project is served by two existing intersections that meet at near right angles and are controlled by stop signs. No changes to the road network are proposed as part of this project. New parking facilities will be designed in accordance with Town design standards and will be reviewed by the Town Engineer. Twenty-six feet of drive aisle space is provided in the new parking facility, sufficient for vehicle movement and passenger pick-up/drop-off.

The project site entrance is located in the northern portion of the Yucca Valley Community Center and is not located near any busy or dangerous intersections. Additionally, the Proposed Project would not include any

incompatible uses of the existing recreational facility. The Proposed Project would consist of constructing basketball courts, pickleball courts, reconstructing the existing skate park, providing tables and seating, a restroom building, and other improvements. As the Proposed Project would not result in any adverse changes to the access or circulation features at the project site or on the surrounding streets, there would be no impacts involving increased hazards due to a geometric design feature or incompatible uses. Therefore, impacts would be less than significant.

d) Result in inadequate emergency access?

Less Than Significant Impact. The existing access and circulation features at the Yucca Valley Community Center, including the driveways, on-site roadways, parking lots, and fire lanes, would continue to accommodate emergency ingress and egress by fire trucks, police units, and ambulance/paramedic vehicles. The Proposed Project would include the installation of additional asphalt parking and include an additional 24 standard parking stalls and two ADA parking stalls. No new driveways are being proposed. The Proposed Project would be designed to incorporate all applicable design and safety requirements from the most current adopted fire codes, building codes, and nationally recognized fire and life safety standards. Additionally, the project design complies with Town design standards and includes 26 feet of drive aisle space that will provide for emergency vehicle access. The final design will be reviewed by the San Bernardino County Sheriff's Department and the San Bernardino County Fire Protection District. The Proposed Project would not result in inadequate emergency access. Therefore, impacts on emergency access would be less than significant.

3.18 TRIBAL CULTURAL RESOURCES

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

Less Than Significant Impact. As discussed under Threshold 3.5(a), the project site is not listed or eligible for listing in the California Register of Historical Resources, National Register of Historic Places, or California State Historical Landmarks (OHP 2024a; OHP 2024b; NPS 2024). Additionally, the project site is not listed in any local register of historical resources (Yucca Valley 2022c). Further, the Yucca Valley General Plan identifies five historic resources within the Town, including a historical schoolhouse; Warren's Well; Warren's Ranch/Tanks; Desert Christ Park (a local folk art site); and SR-62 (Twentynine Palms Highway) (Yucca Valley 2014). None of these historic resources are on the project site. The closest historic resource is SR-62, which is approximately 750 feet south of the project site. Implementation of the Proposed Project would not cause a substantial adverse change in the significance of a historical resource. The project site does not meet the historic resource criteria and does not meet the definition of a historic resource pursuant to CEQA. Implementation of the Proposed Project would not result in any substantial

adverse change in a tribal cultural resource defined pursuant to PRC Section 5024.1 or PRC Section 5020.1(k). A less than significant impact would occur.

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Less Than Significant Impact With Mitigation Incorporated. Assembly Bill 52 (AB 52) requires meaningful consultation with California Native American tribes on potential impacts to tribal cultural resources, as defined in PRC Section 21074. Tribal cultural resources are sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either eligible or listed in the California Register of Historical Resources or local register of historical resources. As part of the AB 52 process, Native American tribes must submit a written request to the Town (lead agency) to be notified of projects within their traditionally and culturally affiliated area. The Town must then provide written, formal notification to those tribes, and the tribe must respond to the lead agency within 30 days of receiving this notification if they want to engage in consultation on the Proposed Project. When these steps are completed, the Town must begin the consultation process within 30 days of receiving the tribe's request. Consultation concludes when either 1): the parties agree to mitigation measures to avoid a significant effect on a tribal cultural resource, or 2) a party, acting in good faith and after reasonable effort, concludes mutual agreement cannot be reached.

Pursuant to AB 52, the Town sent formal notification letters on June 17, 2024 to the following tribes: the AhaMaKav Cultural Society; Fort Mojave Indian; Chemehuevi Reservation; Coachella Indians; Colorado River Indian Tribe; Fort Mojave Indian Tribe; Morongo Band of Mission Indians; Ramona Band of Cahuilla Mission Indians; San Manuel Band of Mission Indians; Serrano Nation of Indians; and the Twenty-Nine Palms Band of Mission Indians.

The Morongo Band of Mission Indians (MBMI) sent a response letter on July 15, 2024 to the Town. The MBMI requested additional cultural-related information/studies associated with the Proposed Project and requested to consult. The Town followed up with additional information and to schedule consultation on August 5, 2024. The Morongo Band of Mission Indians responded on September 13, 2024 requesting additional information regarding cultural studies and pedestrian surveys. The Town responded to this email with additional information. The Town has acted in good faith and reasonable efforts to schedule a consultation meeting and no consultation meeting has been scheduled to date. The Town would incorporate Mitigation Measures CUL-1 and TCR-1, which would ensure that impacts to tribal cultural resources are less than significant.

Additionally, on June 27, 2024, the Yuhaaviatam of San Manuel Nation (formerly the San Manuel Band of Mission Indians) (YSMN) notified the Town that the Proposed Project is within Serrano ancestral territory. Due to the project site being within the Serrano ancestral territory, the Proposed Project is of interest to the Tribe, and the potential for tribal cultural resources exist. Mitigation Measures CUL-1 and TCR-1,

which would require the YSMN Cultural Resources Department to be contacted if any cultural resources are discovered and, if resources are deems to be significant, a YSMN monitor would be present during the remainder of the project construction. Implementation of Mitigation Measures CUL-1 and TCR-1 would ensure that impacts to tribal cultural resources are less than significant.

Mitigation Measures

TCR-1 The Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN) and other applicable tribe(s) shall be contacted, as detailed in CUL-1, if any pre-contact cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a Cultural Resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with YSMN and other applicable tribe(s), and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN and other applicable tribe(s) for the remainder of the project construction, should YSMN or other applicable tribe(s) elect to place a monitor on-site.

1) Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the YSMN and other applicable tribe(s). The Lead Agency shall, in good faith, consult with YSMN and other applicable tribe(s) throughout the life of the project.

3.19 UTILITIES AND SERVICE SYSTEMS

Would the project:

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Less Than Significant Impact.

All following utilities providers are listed on the Town of Yucca Valley Website (Yucca Valley 2024e). A discussion of each utilities purpose will be outlined below, as well as prominent information that related to the Proposed Project.

Water Facilities

The Hi Desert Water District (HDWD) provides water services to the Town, including the project site (Yucca Valley 2024e). HDWD currently has four primary sources of water supply including imported State Water Project water from Mojave Water Agency which is used to recharge the Warren Valley Groundwater Basin, groundwater from the Ames Valley and Warren Valley basins, and septic return flows. The HDWD's 2015 Urban Water Management Plan forecasted that total (existing and planned) water supplies would increase from 19,751 acre-feet per year (afy) in 2020 to 28,913 afy in 2040 (HDWD 2016). Total projected water demand for

the Town of Yucca Valley is 2,754 afy in 2020, 3,040 afy in 2035, and 7,989 afy at post-2305 General Plan buildout (The Planning Center 2013). The Proposed Project is not expected to substantially increase water demand. The Proposed Project would improve the athletic facilities at the Yucca Valley Community Center, by constructing basketball courts, pickleball courts, reconstructing the existing skate park, providing tables and seating, a restroom building, and other improvements. New sources of water use resulting from the Proposed Project would come from the single restroom building, planters, and new trees. As such, the water usage would be minimal and would not require the expansion of water facilities. Therefore, impacts would be less than significant.

Wastewater Treatment Facilities

The HDWD provides wastewater collection and conveyance service to the project site. The HDWD operates and maintains the HDWD Water Reclamation Facility, which is the only wastewater treatment facility within the Town and serves the project site. The HDWD Water Reclamation Facility has the ability to treat flows from the collection system equal to an annual average daily flow (AADF) of 1.0 million gallons per day (MGD) (HDWD 2022). The Proposed Project would include the construction of a single restroom which would produce minimal wastewater. Wastewater generated from the Proposed Project would be conveyed to the existing sewer lines on the project site. As such, the Proposed Project would create a minimal amount of wastewater and not require the construction of new or expanded wastewater facilities that could cause significant environmental effects. Impacts would be less than significant.

Stormwater Drainage Facilities

The project area currently has developed (paved) and disturbed but undeveloped (unpaved) surfaces. Rainwater currently percolates into the ground or leaves the project area as runoff. Construction of the proposed project would implement new paving and landscaping, along with ground disturbance activities. Under project conditions, stormwater would percolate into the ground or be directed to stormwater infrastructure onsite and in the public rights-of-way. The Proposed Project would include stormwater infrastructure that would be designed consistent with Town Code Section 9.32.110, *Stormwater Management,* that is intended to minimize stormwater runoff and increase infiltration through the implementation of BMPs in landscape and grading design plans. This would ensure that the operation of the Proposed Project would not significantly increase or change the stormwater volume, rate, or pattern beyond connecting to existing stormwater system. Impacts would be less than significant.

Electric and Natural Gas Facilities

Electricity is provided by Southern California Edison and natural gas is provided by the SoCal Gas Company (Yucca Valley 2024e). Electrical power and natural gas usage from the Proposed Project would come from the single restroom building and the proposed outdoor lighting. As such, usage of electrical power and natural gas would be minimal. The Proposed Project would connect to the existing electrical and natural gas infrastructure. As electricity and natural gas infrastructure already exists in the area, the Proposed Project would not require the construction of new or expanded facilities. Additionally, the restroom building would be designed and constructed consistent with the requirements of the Building Energy Efficiency Standards. Therefore, the

Proposed Project would not require the construction of new or expanded facilities and impacts would be less than significant.

Telecommunication Facilities

Telephone services are provided by Frontier Communications and Spectrum provides cable services (Yucca Valley 2024e). The Proposed Project would connect to the existing telecommunication facilities on-site. As telecommunication infrastructure already exists in the area, the Proposed Project does not require the construction of new or expanded facilities. Impact would be less than significant.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Less Than Significant Impact. HDWD has adequate water supplies to meet project water demands, as substantiated in Section 3.19(a). The 2015 Urban Water Management Plan (UWMP) further projected water supply estimates during normal, dry, and multiple dry years and concluded that there is sufficient capacity to meet daily demands for the region (HDWD 2016). The Proposed Project would be consistent with the Town wide growth and buildout projects assumed in the UWMP. Therefore, it is anticipated that the Proposed Project would not create any water system capacity issues, and there would be sufficient reliable water supplies available to meet project demands. Impacts related to the availability of adequate water supplies to serve the Proposed Project from existing entitlements and reasonably foreseeable future development during normal, dry, and multiple dry years would be less than significant.

c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Less Than Significant Impact. As stated in 3.19(a), the Proposed Project is not expected to substantially increase wastewater generation. The Proposed Project would be adequately served by existing wastewater infrastructure. Therefore, a less than significant impact would occur.

d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less Than Significant Impact. Burrtec Waste Industries provides solid waste collection services to the Town of Yucca Valley, including to the project site. Burrtec Waste Industries dispose solid waste at Landers Sanitary Landfill, located approximately 8 miles northeast of the project site (Burrtec 2024). Landers Sanitary Landfill has permitted throughput of 1,200 tons per day; a remaining capacity of 11,148,100 cubic yards; and an estimated closing date of January 2072 (CalRecycle 2024a). The Proposed Project is not expected to substantially increase solid waste generation because the Proposed Project would consist of improving the athletic facilities at the Yucca Valley Community Center. Additionally, the Proposed Project would comply with Assembly Bill (AB) 939, which require diverting at least 50 percent of the solid waste generated by the Proposed Project from the Landers Sanitary Landfill. Since the Proposed Project would not result in a significant increase in solid waste generation, it would not result in the impairment of attaining solid waste reduction goals.

Therefore, the solid waste impacts resulting from implementation of the Proposed Project would be less than significant.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less Than Significant Impact. Construction and operation of the Proposed Project would comply with applicable federal, state, and local statutes and regulations related to solid waste, including AB 341. AB 341 requires that not less than 75 percent of solid waste generated be reduced, recycled, or composted by the year 2020 (CalRecycle 2024b). Additionally, construction of the Proposed Project would comply with CALGreen Section 5.408, Construction Waste Reduction, Disposal, and Recycling, requires that at least 65 percent of the nonhazardous construction and demolition waste from nonresidential construction operations be recycled and/or salvaged for reuse. Therefore, impacts would be less than significant.

3.20 WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. The project site is located within a local responsibility area (LRA) as a non-Very High Fire Hazard Severity Zone (VHFHSZ) (Cal Fire 2024). Based on Figure S-5, Fire Hazard Severity Zones, within the Safety Element of the Town General Plan the project site is not within a VHFHSZ; however a VHFHSZ is north of the project site (Yucca Valley 2022f). The project site abuts a FHSZ to the north and residential properties 0.10 miles east of the project site are designated as a VHFHSZ in an LRA.

The project site is not located in state responsibility area (SRA), or lands classified as VHFHSZ. The project site is not located within the Wildland Urban Interface (WUI); however, the project site is bounded to the north and the west by the WUI.

The Town of Yucca Valley maintains the 2018 Hazard Mitigation Plan (HMP) which is a plan to identify and profile hazard conditions, analyze risk to people and facilities, and develop mitigation actions to reduce or eliminate hazard risks in Yucca Valley. According to the HMP, the Town consists of eleven FEMA-defined critical facilities (Yucca Valley 2018). Examples of FEMA-defined critical facilities include hospitals, fire stations, police stations, storage of critical records, and similar facilities (FEMA 2024). The nearest critical facility to the project site is the Yucca Valley Town Hall Complex at 57090 Twentynine Palms Highway which is approximately 400 feet south of the project site. The Town Hall Complex also serves as an Emergency Operations Center (EOC) (Yucca Valley 2018). Additionally, an evacuation route map for the Inland Empire is provided by the Western Riverside Council of Governments (WRCOG). According to the Sustainability Toolkit Evacuation Routes map, the project area includes four separate evacuation routes that include Sunnyslope Drive, Old Woman Springs Road (CA-247), 29 Palms Highway (CA-62), and Sage Avenue (WRCOG 2024). The project site connects directly to the 29 Palms Highway (CA-62) evacuation route and is approximately 1,000 feet south of the project site.

3. Environmental Analysis

The Proposed Project construction and equipment would be staged within the project site. As discussed in Section 3.17, *Transportation*, the Proposed Project would not physically impede the circulation network and roadways surrounding the community center. Additionally, the project site would expand the existing parking lot to allow for more parking on-site and the project area has multiple driveways that egress onto 29 Palms Highway (CA-62) that would not block the evacuation route. Therefore, the Proposed Project would not substantially impair an adopted emergency response plan or emergency evacuation plan. Impacts would be less than significant.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Less Than Significant Impact. As discussed in Section 1.3, *Project Description*, the project site is generally flat with a gradual downward slope from the southwest to the northeast. The surrounding area of the project site is developed with the Yucca Valley Community Center and other athletic facilities (i.e. baseball field, and a multi-use field) to the south and west, a canal to the north, and commercial uses to the east. The town of Yucca Valley is intermittently impacted by Santa Ana winds, the hot, dry winds that blow across southern California in the spring and late fall (April – November) (Yucca Valley 2022). Santa Ana wind events can increase wildfire risk.

The Proposed Project includes a low-grade structure and athletic facilities that would not affect prevailing winds. The Proposed Project would be designed in accordance with the California Building Code and California Fire Code. Fire suppression equipment specific to construction would be maintained on site. Project construction would comply with applicable existing codes and ordinances related to the maintenance of mechanical equipment, handling and storage of flammable materials, and cleanup of spills of flammable materials. Therefore, the Proposed Project would not expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire due to slope, prevailing winds, and other factors. Impacts would be less than significant.

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Less Than Significant Impact. The project site is in an urban area and is served by existing utility infrastructure, including water and power. The Proposed Project would be designed and constructed in accordance with the California Building Code and the Fire Code. These project features would not exacerbate fire risk. Development of the Proposed Project would not require the installation of roads and fuel breaks. Therefore, the Proposed Project does not include the installation or maintenance of infrastructure that could exacerbate fire risk or result in temporary or ongoing impacts to the environment. Impacts would be less than significant.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Less Than Significant Impact. As discussed in Section 5.9, *Hydrology and Water Quality*, the northern portion of the project site is within in a FEMA designated 100-year flood zone with base flood elevation or depth (Zone AE) with a floodway area to the north, yet there are no nearby water bodies, streams, or other conditions that would result in flooding onto the project site. Based on the Safety Element of the Yucca Valley General Plan, the northern portion of the project site is susceptible to landslides (Yucca Valley 2022).

The project site is relatively flat with a gradual downward slope from southwest to the northeast. Based on the surface hydrology and soil, there is a low potential for the project site to be at risk of post-fire slope instability or drainage changes because of the relative flatness of the project site. The Proposed Project would continue to operate as an athletic facility. Therefore, the Proposed Project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. A less than significant impact would occur.

3.21 MANDATORY FINDINGS OF SIGNIFICANCE

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Less Than Significant Impact With Mitigation Incorporated. As discussed in Section 3.4, *Biological Resources*, the Proposed Project site, WJTs are present on the project site. WJTs are listed as a sensitive species candidate on the California Natural Diversity Database. The Proposed Project would include the removal of 75 WJTs on the project site. To satisfy state requirements, Mitigation Measure BIO-1 would be implemented. BIO-1 consists of mitigating for "take" of WJTs by paying into the Western Joshua Tree Mitigation Fund (WJTMF). Payment of impact fees to the WJTMF would mitigate the potential loss of the Western Joshua Trees. Payment of mitigation fees to the WJTMF would fund biological monitoring, infrastructure, short- and long-term habitat maintenance, and reporting activities. The Proposed Project would also implement Mitigation Measure BIO-1, which would require the presence of a qualified biological monitor during the transplantation or removal of WJTs and for weekly site visits throughout the Proposed Project, as well as implementing a Worker Environmental Awareness Program for all project personnel. Additionally, the measure requires a designated botanist to monitor activities and have the authority to halt work or implement measures to prevent unauthorized take of Joshua Trees.

The project site is located in an area where nesting birds may be present during the nesting bird season. Mitigation Measure BIO-2 would be implemented. BIO-2 would consist of avoiding impacts on migratory birds, by removing vegetation outside the nesting season (February 1 to September 15); however, if removal is necessary during nesting season, pre-construction surveys must be conducted within three days prior, and any active nests found must be flagged and protected with appropriate buffers (250 feet for song birds, 500 feet for

raptors). Through the implementation of Mitigation Measures BIO-1 and BIO-2, Project would not substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a sensitive plant or animal community, or substantially reduce the number or restrict the range of a rare or endangered plant or animal. Therefore, impacts would be less than significant with mitigation incorporated.

As discussed in Section 3.5, *Cultural Resources*, the Proposed Project is currently partially undisturbed, with partial development on site in the form of a skate park, basketball courts, and existing parking lot. No examples of California history exist on the project site. However, as part of the Proposed Project, ground-work and grading is proposed during construction activities at the project site and has the potential to impact prehistorical resources. To mitigate any potential impacts to prehistorical resources, the Proposed Project would incorporate Mitigation Measures CUL-1 and TCR-1, which provides procedures in the event of an accidental archaeological find. Adherence with CUL-1 and TCR-1 would ensure that impacts related to prehistorical resources is less than significant. Therefore, impacts would be less than significant and no additional mitigation measures are required.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)

Less Than Significant Impact. The potential for cumulative impacts occurs when the independent impacts of a given project are combined with the impacts of related projects in proximity to the project site that would create impacts that are greater than those of the project alone. As discussed previously in this Initial Study, the Proposed Project would have no impact, a less than significant impact, or a less than significant impact with mitigation measures to aesthetics, agriculture and forestry resources, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, public services, recreation, transportation, tribal cultural resources, utilities and service systems, and wildfire. Because the Proposed Project would expand athletic facilities within the boundaries of the community center, the impacts would be limited to short-term construction, and would not be cumulatively considerable. Therefore, all impacts are individually limited and would not result in any cumulatively significant impact. Impacts would be less than significant, and no mitigation measures are required.

c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

Less Than Significant Impact. The Proposed Project would comply with applicable local, state, and federal laws governing general welfare and environmental protection. The implementation of required mitigation measures specified in this IS/MND would reduce impacts to less than significant. The Proposed Project would not, directly nor indirectly, result in environmental effects that could cause substantial adverse effects on human beings. Therefore, a less-than-significant impact would occur.

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